



Flagler County Board of County Commissioners Meeting Agenda

June 1, 2026 • 9:00 a.m.

Government Services Building 2, Board Chambers, 1769 E. Moody Blvd., Bunnell, FL 32110

View the meeting streamed live on the County's YouTube Channel: www.YouTube.com/FlaglerCounty

1. Pledge to the Flag and Moment of Silence

2. Additions, Deletions and Modifications to the Agenda

3. Announcements by the Chair

4. Recognitions, Proclamations and Presentations:

4-a) Recognitions: None

4-b) Proclamations: None

4-c) Presentations (3-5 Minutes):

- 1) [GFOA Distinguished Budget Presentation Award](#) (Presented by E. John Brower, Interim Deputy County Administrator)
- 2) **Tourism Development Office Update** (Requested by Amy Lukasic, Tourism Development Director)

5. Community and Board Comments:

5-a) Community Outreach: *This thirty-minute time period has been allocated for public comment on any consent agenda item or topic not on the agenda. Each speaker will be allowed up to three (3) minutes to address the Commission. Speakers should approach the podium, identify themselves and direct comments to the Chair.*

5-b) Board Comments on Consent Items

6. Consent: Constitutional Officers:

6-a) Clerk: Bills and Related Reports: Request the Board approve the report(s) of funds withdrawn from County depositories by the Flagler County Clerk of the Circuit Court and the Revenue Collected Report presented in compliance with the provisions of Section 136.06, Florida Statute as listed below:

- 1) [Disbursement Report for Week Ending May 08, 2026](#)
- 2) [Disbursement Report for Week Ending May 15, 2026](#)

6-b) Clerk: Approval of Board Meeting Minutes: Request the Board approve the minutes from the following Meetings:

3) [May 04, 2026 Regular Meeting](#)

4) [May 04, 2026 Workshop](#)

7. Consent: BOCC Departments:

7-a) Ratification of Flagler County Emergency Proclamations Extending the State of Local Emergency Due to Severe Coastal Erosion and Vulnerability: Request the Board ratify the Proclamations Extending the State of Local Emergency for Hurricanes Matthew, Ian and Nicole. *(Requested by Jonathan Lord, Emergency Management Director)*

7-b) Board Authorization of Disposal of Surplus Property Pursuant to the Fixed Asset Policy: Request the Board declare items as surplus so they can be removed from the County's fixed asset inventory and authorize the Office of Procurement and Contracts to dispose of surplus property pursuant to the Fixed Asset Policy. *(Requested by Robert Rounds, Office of Procurement and Contracts Manager)*

7-c) Consideration of an Increase to the North America Fire Equipment Company, Inc. (NAFECO) Cooperative Purchase Agreement 22-050PB to \$345,00.00: Request the Board approve the increase to the NAFECO Contract 22-050PB to not to exceed \$345,000.00 *(Requested by Michael Tucker, Fire Chief)*

7-d) Consideration of an Increase to Ricochet Contract Annual Spend Limits from \$90,000 to \$150,000 (Firefighter Bunker Gear). Request the Board approve the annual spend for the term of the contract. *(Requested by Michael Tucker, Fire Chief)*

7-e) Consideration of Settlement Agreement Releasing All Claims Against the County in the Matter of Whitfield v. Flagler County: Request the Board approve the Settlement Agreement and authorize the Interim County Administrator to Execute the Settlement Agreement. *(Requested by Adam Mengel, Interim County Administrator)*

7-f) Consideration of Flagler County Tourist Development Council Fund 1110 Discretionary Event Funding: Request the Board approve the recommendation of the Flagler County Tourist Development Council 1110 Discretionary Event funding in the amount of \$12,500 and authorize the County Administrator to execute the contract as approved to form by the County Attorney. *(Requested by Amy Lukasic, Tourism Development Director)*

7-g) Consideration of Approval of the Environmentally Sensitive Lands Project Lists as Recommended by the Land Acquisition Committee: Request the Board approve the Environmentally Sensitive Lands project lists and authorize the Negotiation Team to open negotiations with listed applicants. *(Requested by Michael Dickson, General Services Director)*

7-h) Consideration of Land Acquisition Committee Recommendation to Use Environmentally Sensitive Lands Stewardship Funds for the Acquisition of an Easement for Big Cypress Swamp Nature Preserve Access: Request the Board approve the use of ESL stewardship funds and authorize County staff to negotiate an access easement for the Big Cypress Swamp Nature Preserve. *(Requested by Michael Dickson, General Services Director)*

7-i) Consideration of Purchase and Sale Agreement for a Conservation Easement in the amount of \$3,250,000 for the Lastinger Property: Request the Board approve the Purchase and Sale Agreement for the Acquisition of the Lastinger Conservation Easement

in the Amount of \$3,250,000, authorizing the Chair to execute the agreement and all necessary documents associated with this transaction approved as to form by the County Attorney, and approve the budget transfer from Fund 1119 reserves. (*Requested by Michael Dickson, General Services Director*)

- 8. General Business:** *Presentations limited to 15 minutes with public comments limited to 3 minutes per speaker.*

None

- 9. Public Hearings:** *Public Hearings will be heard after 9:30 a.m.*

Quasi-Judicial Process: *The audience should refrain from clapping, booing or shouts of approval or disagreement. To avoid potential legal ramification and possible overturning of a decision by the Courts, a public hearing must be fair in three respects: form, substance and appearance.*

Time limits will be observed:

- *Staff – 10-minute presentation.*
- *Applicant – 15-minute presentation (unless time extended by consensus of Board).*
- *Public Comment – 3 minutes per speaker, 5 minutes if speaking on behalf of a group.*
- *Applicant Rebuttal and Closing Staff Comments – 10 minutes each.*

None

10. Additional Reports and Comments:

10-a) County Administrator Report/Comments

10-b) County Attorney Report/Comments

10-c) Community Outreach: *This thirty-minute time period has been allocated for public comment for items not on the agenda. Each speaker will be allowed up to three (3) minutes to address the Commission. Speakers should approach the podium, identify themselves and direct comments to the Chair.*

10-d) Commission Reports/Comments/Action

11. Adjournment

Section 286.0105, Florida Statutes states that if a person decides to appeal any decision made by a board agency, or commission with respect to any matter considered at a meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act, persons needing assistance to participate in this meeting should contact the (386) 313-4001 at least 48 hours prior to the meeting.

**FLAGLER COUNTY BOARD OF COUNTY COMMISSIONERS
CONSENT/AGENDA ITEM #7-a**

SUBJECT: Ratification of Flagler County Emergency Proclamations Extending the State of Local Emergency Due to Severe Coastal Erosion and Vulnerability.

DATE OF MEETING: June 1, 2026

OVERVIEW/SUMMARY: Flagler County has been under a declared state of local emergency due to Hurricane Matthew since October 4, 2016. During that time, other storms have struck the County exacerbating the damage to the dune system and compounding the exposure of public and private property on the barrier island to future storms and flooding. The County also declared local states of emergency for Hurricane Irma (2017), Hurricane Dorian (2019), Hurricane Isaias (2020), and Hurricanes Ian and Nicole (2022).

Due to the cumulative effect of the storms as well as tidal events, nor'easters, and erosion, Flagler County continues to be in the most precarious position relative to ocean flooding and storms in its history. Although the County has completed a series of emergency protective berm projects since Hurricane Matthew, public and private property on the barrier island remain vulnerable to catastrophic storm damage without further and sustained protective efforts.

As part of addressing the emergency, the Board adopted a long-term beach management plan assisted by an independent coastal engineer, the County's engineering staff and with input from residents and local HOAs. Continuing the state of local emergency will help the County with its ongoing and future efforts and allow the County to take any necessary emergency measures, including expedited emergency procurement and the issuance of emergency administrative orders, as necessary.

FUNDING INFORMATION: Funding in accordance with grant agreements with the Army Corps of Engineers, FEMA, FDOT and DEP

DEPARTMENT CONTACT: Jonathan Lord, Emergency Management Director (386) 313-4240

RECOMMENDATION: Request the Board ratify the Proclamations Extending the State of Local Emergency for Hurricanes Matthew, Ian and Nicole.

ATTACHMENTS: [Use this link to view attachment\(s\)](#)

1. Proclamation Declaring a Local State of Emergency – May 25, 2026
2. Proclamation Declaring a Local State of Emergency – June 1, 2026

**FLAGLER COUNTY BOARD OF COUNTY COMMISSIONERS
CONSENT/AGENDA ITEM #7-b**

SUBJECT: Board Authorization of Disposal of Surplus Property Pursuant to the Fixed Asset Policy.

DATE OF MEETING: June 1, 2026

OVERVIEW/SUMMARY: Pursuant to the provisions of Chapter 274, Florida Statutes, the Board of County Commissioners must declare items as surplus and authorize the disposal of all tangible personal property, owned by the governmental unit, of a non-consumable nature. The list was sent to the Procurement Manager to create a master list to present to the Board. Items on this list have exceeded their useful life and will be either sold, used as a trade-in, or exchanged under warranty. This list is longer than usual due to the completion of a fixed asset “audit” which requires every asset the County owns to be physically identified and given staff turnover, an accounting and reporting software change/transition, and other factors, it’s been a few years since the last physical count was able to be completed.

Review of the attached surplus list reveals assets that have been “on the books” for up to 24 years. The list presented is the result of countless hours of combing through decades of past Board meetings and minutes, files, emails, and inventories. For fixed assets that couldn’t be found and for which paperwork was non-existent, the departments that were the custodian of the asset were responsible for writing a memo explaining why that was the case (e.g., the asset(s) were disposed of and proper records were not created and/or processed, staff inadvertently disposed an item in the trash, etc.). While unfortunate, the fact remains that the County’s fixed asset record keeping, record management, and process follow-through have been sub-par until about 5 years ago, when the Fixed Asset Policy was rewritten and a focus was placed on getting this issue right. Completed memos, transfer forms, and disposal forms will be sent to the Clerk’s Office.

That said, there is still much improvement that can be made. The Fixed Asset Policy continues to be fine-tuned to strengthen the process. In addition to the written policy, mandatory training has been created to re-enforce and ensure those involved in the process know what is required when dealing with fixed assets (chain-of-custody paperwork, proper disposal, etc.).

STRATEGIC PLAN:

Focus Area: Effective Government

- Goal 1 – Maintain Financial Stability

FUNDING INFO: Any proceeds generated by the sale of surplus property will be deposited into the fund from which the original purchase was funded.

DEPARTMENT CONTACT: Robert Rounds, Office of Procurement and Contracts Manager (386) 313-4097

RECOMMENDATION: Request the Board declare items as surplus so that they can be removed from the County’s fixed asset inventory and authorize the Office of Procurement and Contracts to dispose of surplus property pursuant to the Fixed Asset Policy.

ATTACHMENT: [Use this link to view attachment\(s\)](#)

1. Surplus list of fixed assets

**FLAGLER COUNTY BOARD OF COUNTY COMMISSIONERS
CONSENT/AGENDA ITEM #7-c**

SUBJECT: Consideration of an Increase to the North America Fire Equipment Company, Inc. (NAFECO) Cooperative Purchase Agreement 22-050PB to \$345,000.

DATE OF MEETING: June 1, 2026

OVERVIEW/SUMMARY: Staff is requesting Board approval to increase the NAFECO Cooperative Purchase Agreement 22 050PB from the current not to exceed amount from \$120,000 to a revised total of \$345,000, allowing Fire Rescue to continue purchasing essential uniforms, equipment, supplies, and related services in this fiscal year.

This increase is being requested because the current contract, originally awarded through Lake County, has been extended and remains in effect until July 2027, which we continue to utilize. The agreement also provides significant cost savings for our county, as it is used by multiple states, counties, and cities, allowing us to benefit from competitive, volume-based pricing while maintaining operational efficiency and reduced administrative workload.

STRATEGIC PLAN:

- Focus Area: Effective Government
 - Goal 2 – Support Effective and Efficient Government
- Public Health and Safety
 - Goal 3: Improve Public Safety Response and Service

FUNDING INFORMATION: Funding that will be utilized for this contract is within the Fire Rescue and EMS operating and capital budgets.

DEPARTMENT CONTACT: Robert Rounds, Purchasing Manager 386-313-4097
Michael Tucker, Fire Chief 386-313-4255

RECOMMENDATION: Request the Board approve the increase to the NAFECO Contract 22-050PB to not to exceed \$345,000.

ATTACHMENTS: [Use this link to view attachment\(s\)](#)

1. NAFECO Cooperative Purchase Agreement 22-050PB – Signed 09/01/2022
2. NAFECO 22-050PB Amendment 2 Extending through July 31, 2027 – Signed 08/27/2025

**FLAGLER COUNTY BOARD OF COUNTY COMMISSIONERS
CONSENT/AGENDA ITEM #7-d**

SUBJECT: Consideration of an Increase to Ricochet Contract Annual Spend Limits from \$90,000 to \$150,000 (Firefighter Bunker Gear).

DATE OF MEETING: June 1, 2026

OVERVIEW/SUMMARY: Flagler County Fire Rescue is requesting approval to increase the contract amount for Ricochet Bunker Gear due to operational needs and compliance requirements under NFPA standards and Florida Statute 633.506(a) and (b). Florida Statute requires “firefighter employers” to purchase bunker gear that is free of “chemical hazards and toxic substances” (aka, PFAS). The Department was originally attempting to purchase “PFAS free” gear from a second vendor, but to date that vendor cannot “certify” the gear it sells is “PFAS free” which leaves Ricochet as the only available source meeting the requirements of F.S. 633.

Fire Rescue recently onboarded 15 additional firefighters, each of whom must be issued a full set of compliant structural firefighting protective gear. Additionally, 20 existing sets of bunker gear assigned to current personnel are scheduled to reach end-of-life and expire per NFPA 1971 standards, necessitating immediate replacement to ensure firefighter safety and regulatory compliance.

This request is necessary to maintain operational readiness, firefighter safety, and alignment with both NFPA standards and health-risk mitigation practices. Approving the contract increase will allow our Department to proceed with procurement without delay and maintain the high safety standards expected within Fire Rescue operations.

In order to comply with the new, statutory PFAS requirements, staff proposes to increase the annual spend limits (not to exceed) from \$90,000 to \$150,000.

STRATEGIC PLAN:

Focus Area: Effective Government

- Goal 1 – Maintain Financial Stability
- Goal 4 – Public Health and Safety

FUNDING INFORMATION: Funding for these contracts is included within Fire Rescue’s budget.

DEPARTMENT CONTACT: Robert Rounds, Purchasing Manager, (386) 313-4097
Michael Tucker, Fire Chief, (386) 313-4255

RECOMMENDATION: Request the Board approve the annual spend for the term of the contract.

ATTACHMENTS: [Use this link to view attachment\(s\)](#)

1. Ricochet Manufacturing – Contract

FLAGLER COUNTY BOARD OF COUNTY COMMISSIONERS
CONSENT/AGENDA ITEM #7-e

SUBJECT: Consideration of Settlement Agreement Releasing All Claims Against the County in the Matter of Whitfield v. Flagler County

DATE OF MEETING: June 1, 2026

OVERVIEW/SUMMARY: After her resignation in 2024, former County employee Samantha Whitfield filed suit against the County under the Florida Public Whistle-blower's Act, alleging wrongful termination due to her disability and gender in violation of the Florida Civil Rights Act. The claims are covered by the County's insurance policy with Preferred Governmental Insurance Trust ("PGIT"), and PGIT provided the County's legal defense. During discovery, PGIT offered, and the plaintiff accepted, \$20,000.00 in exchange for a waiver and release of claims of liability against the County. Under the agreement, the County does not admit liability but seeks to avoid the costs of litigation. In addition, both parties bear their own attorneys' fees and agree to non-disparagement of the other.

DEPARTMENT CONTACT: Michael Rodriguez, County Attorney (386) 313-4005
Mark Muzii, Risk Manager (386) 313-4032

FUNDING INFORMATION: N/A

RECOMMENDATION: Request the Board approve the Settlement Agreement and authorize the Interim County Administrator to Execute the Settlement Agreement.

ATTACHMENTS: [Use this link to view attachment\(s\)](#)

1.) Settlement Agreement

**FLAGLER COUNTY BOARD OF COUNTY COMMISSIONERS
CONSENT/AGENDA ITEM #7-f**

SUBJECT: Consideration of Flagler County Tourist Development Council Fund 1110 Discretionary Event Funding.

DATE OF MEETING: June 1, 2026

OVERVIEW/SUMMARY: On April 15, 2026, the Flagler County Tourist Development Council (TDC) met for the purpose of considering allocations from the Discretionary Event appropriation. The TDC deliberated on the requests and recommends that the Board of County Commissioners appropriate funds as follows:

\$12,500 – Florida United Lacrosse, Father’s Day Invitational, June 20-21, 2026

\$12,500 Total Discretionary Event Allocations Requested

STRATEGIC PLAN:

Focus Area: Economic Vitality

Goal 1- Increase Visitor Spending in all Tourism Related Sectors

Objective EV 1.2: Increase visitor spending in all tourism related sectors

Goal 3 – Promote and Market Flagler County as a Desirable Place to Live, Work, and Visit

Objective EV 3.1: Execute objectives in the Tourist Development Strategic Plan

FUNDING INFORMATION: Funding in the amount of \$100,000 (of which \$56,000 has already been previously approved) is included in the Adopted FY 25-26 Budget for Discretionary Events in account number 1110-147-4700-559300-550-55-000-000-548004. Upon approval of the \$12,500 request for these Discretionary Events, a balance of \$31,500 will remain.

DEPARTMENT CONTACT: Amy Lukasik, Tourism Development Director (386) 313-4226

RECOMMENDATIONS: Request the Board approve the recommendation of the Flagler County Tourist Development Council 1110 Discretionary Event funding in the amount of \$12,500 and authorize the County Administrator to execute the contract as approved to form by the County Attorney.

ATTACHMENTS: [Use this link to view attachment\(s\)](#)

1. Funding Request
 - a) Florida United Lacrosse, Father’s Day Invitational, June 20-21, 2026
2. Discretionary Event Available Balance Report
3. TDC April 14, 2026, Meeting Minutes - Draft, Motions Only
4. Draft Funding Agreement
 - a) Florida United Lacrosse, Father’s Day Invitational, June 20-21, 2026

**FLAGLER COUNTY BOARD OF COUNTY COMMISSIONERS
CONSENT/AGENDA ITEM #7-g**

SUBJECT: Consideration of Approval of the Environmentally Sensitive Lands Project Lists as Recommended by the Land Acquisition Committee.

DATE OF MEETING: June 1, 2026

OVERVIEW/SUMMARY: On May 11, 2026, the Environmentally Sensitive Land (ESL) Land Acquisition Committee (LAC) held its quarterly meeting. During this meeting, the LAC evaluated and score a new project application, Orange Hammock (2026-001), as well as recommended several changes to the ESL acquisition lists.

- The LAC recommends the addition of the Orange Hammock acquisition to the A list. This project consists of the acquisition of a conservation easement over eleven parcels totaling +/- 2,238 acres. The property encompasses pasture and silviculture lands between CR 305 and Little Haw Creek. The property owners would like Flagler County to purchase a conservation easement over the property that will allow continuation of current agricultural uses of the property. The property contains approximately 800-acres of wetlands and 1,514 acres of FEMA designated floodplain. Natural plant communities within the property include floodplain and basin swamp, hydric hammock, mesic and wet flatwoods. Acquisition of this conservation easement will ensure preservation of a critical conservation link between Crescent Lake and Lake Disston. The project evaluation criteria report prepared by ESL staff is included as an attachment to the staff report.

Adding the project to the ESL acquisition list may allow the county to partner with the Florida Department of Agriculture (FDACS) Rural and Family Lands Protection Program (RFLPP) and increase the chances the conservation easement acquisition would be funded by the state.

- The LAC recommends moving the Eggert 519 acquisition from the B List to the A List. The Eggert 519 acquisition is adjacent to the recently acquired Big Cypress Swamp Nature Preserve (Peterson Tract). The addition would increase the county's conservation holdings in a critical area of the Florida Wildlife Corridor. The staff report that was originally prepared by ESL staff in 2025 is included as an attachment.
- The LAC recommends moving the FAM 300 acquisition from the A List to the B List. After completing the appraisals, the negotiation team made separate offers for both the Sawmill and Museum Parcels. The parties tentatively agreed that the County would acquire the 61-acre Sawmill Parcel; however, in April the seller indicated that leadership was going to pursue an easement from FDACS over the property prior to the sale. The county's position is that this additional easement could affect the appraised value of the property and therefore, the offer was withdrawn. As a result, the county has communicated to the seller that the project may be reconsidered in the future.

Board approval of the updated list will allow staff to initiate discussions with applicants regarding a potential purchase of their property and expend ESL Program funds as part of the County's due diligence in advance of any purchase. Any agreement negotiated by the Negotiation Team will return to the LAC for recommendation to the Board and ultimately to the Board for approval or denial of any purchase.

**FLAGLER COUNTY BOARD OF COUNTY COMMISSIONERS
CONSENT/AGENDA ITEM #7-g**

The LAC recommends the following updates to the ESL A and B lists:

A List

Marineland 35 (fee)	Cedar Point (less-than-fee)
Crescent Lake (less-than-fee)	Bulow Creek Floodplain Addition (fee or less than-fee)
Lastinger (less-than-fee)	Eggert 519 (fee)
Disston 132 (less-than-fee)	Orange Hammock (less-than-fee)

B List

Favoretta 1301 (fee or less-than-fee)	FAM 300 (fee)
Johnston (fee or less-than-fee)	
Double C Ranch (less-than-fee)	

STRATEGIC PLAN

Focus Area: Growth and Infrastructure

- Goal 2 - Protect and Manage Natural Resources
 - Objective GI 2.5: Explore opportunities to acquire conservation lands through the Environmentally Sensitive Lands (ESL) program.

FUNDING INFORMATION: A total of approximately \$9,970,019 (if Lastinger Purchase is approved this will be \$6,720,019) is currently available in the ESL Program account for purchase of environmentally sensitive lands. Any potential property purchase and/or financing will be brought back to the Board for approval.

DEPARTMENT CONTACT: Michael Dickson, General Services (386) 313-4191

RECOMMENDATION: Request the Board approve the Environmentally Sensitive Lands project lists and authorize the Negotiation Team to open negotiations with listed applicants.

ATTACHMENTS: [Use this link to view attachment\(s\)](#)

1. Location Map of projects in the A and B lists
2. Staff report for Orange Hammock
3. Staff report for Eggert 519

**FLAGLER COUNTY BOARD OF COUNTY COMMISSIONERS
CONSENT/AGENDA ITEM #7-h**

SUBJECT: Consideration of Land Acquisition Committee Recommendation to Use Environmentally Sensitive Lands Stewardship Funds for the Acquisition of an Easement for Big Cypress Swamp Nature Preserve Access.

DATE OF MEETING: June 1, 2026

OVERVIEW/SUMMARY: On May 11, 2026, the Environmentally Sensitive Land (ESL) Land Acquisition Committee (LAC) held its quarterly meeting. During this meeting, ESL staff discussed the acquisition of an access easement for the Big Cypress Swamp Nature Preserve (BCSNP) using ESL stewardship funds. BCSNP is a 3,819-acre property acquired for conservation purposes by Flagler County on April 9, 2026. The acquisition was funded through a state appropriation for a total price of \$ 6,052,338.56 dollars.

The voter-approved ESL referendum allows the county to use up to 10% of the purchase price for each new property acquisition for improvements to the acquired property. These funds should be made available to allow public use or proper stewardship of the site. Lack of legal access to the property was identified during the acquisition process and factored into the appraisal value of the property. Both the LAC and BOCC recommended and authorized acquisition of the property, with an understanding that ESL staff would work with adjacent property owners to resolve access issues.

Adjacent property owners to the south and west of the property expressed no interest in allowing the county to acquire an access easement. However, Rayonier Forest Resources LP, who owns several properties to the east and north, is amenable to selling Flagler County an access easement.

Preliminary discussions between ESL and Rayonier staff identified two potential alternative routes. A northern route, extending from Potatoville Road to the northwest corner of the property, and a southern route from CR 205 to the eastern property boundary. Although shorter in length, the northern route poses several logistical challenges and requires driving through either Putnam or St. Johns County to access the property, increasing the overall long-term costs associated with transportation and staff time. Although longer in length, the southern route offers more efficient access and reduces long-term costs and has been identified as the preferred route. Acquiring an access easement would allow county staff to access BCSNP to conduct conservation-related (stewardship) work; however, public use of the easement to access the property is not included.

The request was discussed by the committee members and a motion recommending the use of stewardship funds for this purpose was unanimously approved. Board approval would allow staff to negotiate the acquisition of the easement and allow expenditure of ESL funds as part of County's due diligence in advance of a purchase. Any agreement negotiated by the Negotiation Team will return to the LAC for recommendation to the Board and ultimately to the Board for approval or denial of any purchase.

STRATEGIC PLAN

Focus Area: Growth and Infrastructure

- Goal 2 - Protect and Manage Natural Resources
 - Objective GI 2.5: Explore opportunities to acquire conservation lands through the Environmentally Sensitive Lands (ESL) program.

FUNDING INFORMATION: A total of approximately \$9,970,019 (if Lastinger Purchase is approved this will be \$6,720,019) is currently available in the ESL Program account for purchase of

05/22/2026 Approved by Financial Services Director Brian Eichinger BE

**FLAGLER COUNTY BOARD OF COUNTY COMMISSIONERS
CONSENT/AGENDA ITEM #7-h**

environmentally sensitive lands. Any potential property purchase and/or financing will be brought back to the Board for approval.

DEPARTMENT CONTACT: Michael Dickson, General Services (386) 313-4191

RECOMMENDATION: Request the Board approve the use of ESL stewardship funds and authorize County staff to negotiate an access easement for the Big Cypress Swamp Nature Preserve

ATTACHMENTS: [Use this link to view attachment\(s\)](#)

1. Location Map Big Cypress Swamp and potential access routes.
2. Draft access easement.

**FLAGLER COUNTY BOARD OF COUNTY COMMISSIONERS
CONSENT/AGENDA ITEM #7-i**

SUBJECT: Consideration of Purchase and Sale Agreement for a Conservation Easement in the amount of \$3,250,000 for the Lastinger Property.

DATE OF MEETING: June 1, 2026

OVERVIEW/SUMMARY: On May 11, 2026, the Environmentally Sensitive Land (ESL) Land Acquisition Committee (LAC) held its quarterly meeting. During this meeting, ESL staff presented the purchase and sale agreement for a conservation easement over the Lastinger Property. The property is a 38.92-acre tract of land located on the east side of the Intracoastal Waterway (ICW) approximately 0.20-miles south of the River to Sea Preserve. The property is one of the largest remaining privately-owned, undeveloped properties along the ICW and contains rare and threatened natural communities including 13.16-acres of coastal strand, 1.83-acres of coastal swale, and 14-acres of maritime hammock. The property also contains two (2) documented archeological sites, of significant historical and cultural value.

The proposed conservation easement allows for continued use existing structures including a bunkhouse/barn building, pavilion, dock, internal roadway, and maintenance of all mowed/maintained areas. The easement limits future development of the property to the construction of three single family residences in three lots measuring 100 x 200 feet. Construction within the residential lots will be limited to a maximum of 5,000 square feet of impervious surface that includes the footprint of the residential unit on such lot, residential support buildings, as well as all impervious driveways, parking areas, decks or any other similar areas or improvements. Additionally, the easement allows for internal improvements of the barn/bunkhouse as well as expansion of the pavilion to a maximum of 2,000 square feet. The appraised value of the conservation easement far exceeds the agreed sales price, and the difference can be considered as a donation to the county.

The conservation easement agreement was discussed by LAC and a motion recommending its purchase was unanimously approved.

STRATEGIC PLAN

Focus Area: Growth and Infrastructure

- Goal 2 - Protect and Manage Natural Resources
 - Objective GI 2.5: Explore opportunities to acquire conservation lands through the Environmentally Sensitive Lands (ESL) program.

FUNDING INFORMATION: Funding in the amount of \$3,250,000 will be transferred from Fund 1119 Reserves for the purchase of this property.

DEPARTMENT CONTACT: Michael Dickson, General Services (386) 313-4191

RECOMMENDATION: Request the Board approve the Purchase and Sale Agreement for the Acquisition of the Lastinger Conservation Easement in the Amount of \$3,250,000, authorizing the Chair to execute the agreement and all necessary documents associated with this transaction approved as to form by the County Attorney, and approve the budget transfer from Fund 1119 reserves.

ATTACHMENTS: [Use this link to view attachment\(s\)](#)

1. Purchase and Sale Agreement and conservation easement
2. Budget Transfer