

Environmental and Recreation Land Acquisition Process

February 4, 2021

Paul Cozzie, Director

Parks and Conservation Resources



Our Vision: To Be the Standard for Public Service in America



Land Acquisition

- Reasons for acquiring properties
 - Environmental Preservation Purposes
 - Recreation and Regional Park/Community Park Opportunities
- Opportunities
 - County Identifies a Property and Investigates Opportunities for Acquisition
 - Seller Approaches the County



Land Acquisition History

Penny 1 (1990-1999)

Acres Acquired: 2482.7

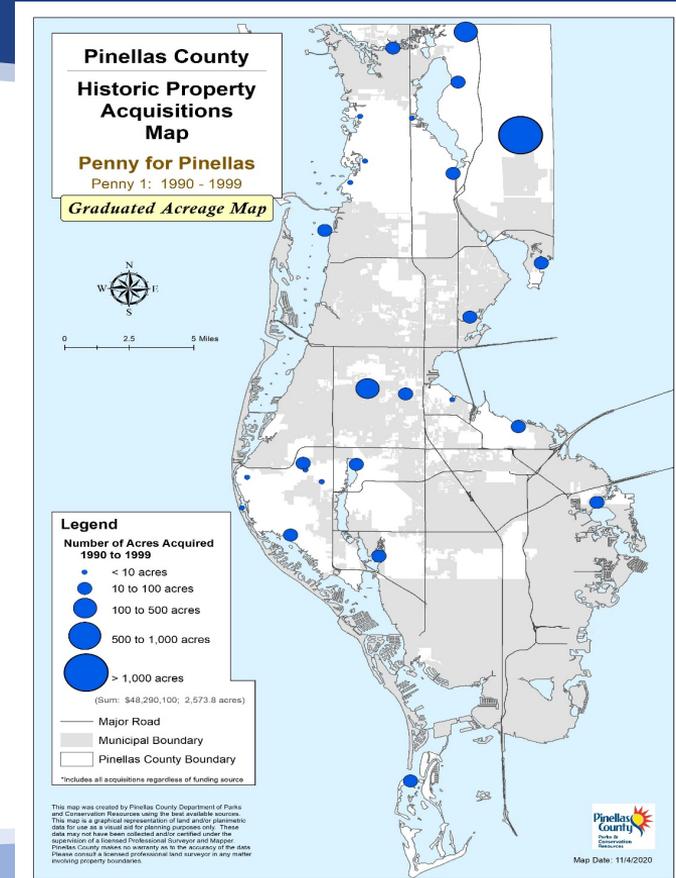
Expenditures: \$47,590,100

Notable Parcels:

- Eagle Lake Park
- Florida Botanical Gardens
- Brooker Creek Preserve



Our Vision: To Be the Standard for Public Service in America



Land Acquisition History

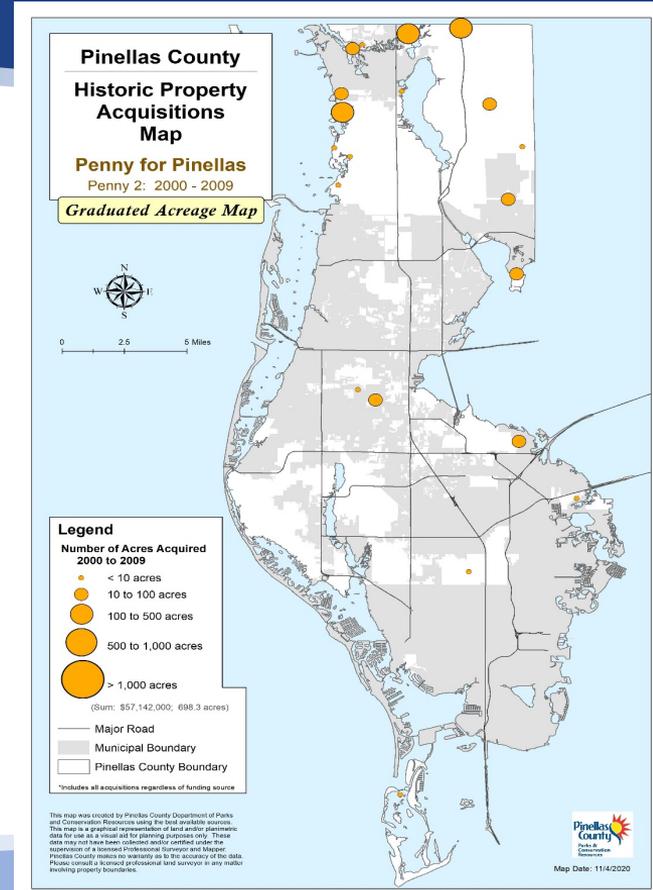
Penny 2 (2000-2009)

Acres Acquired: 698.3

Expenditures: \$57,142,000

Notable Parcels:

- Wall Springs Park
- Mariner's Point Management Area
- Taylor Homestead @ Eagle Lake Park



Land Acquisition History

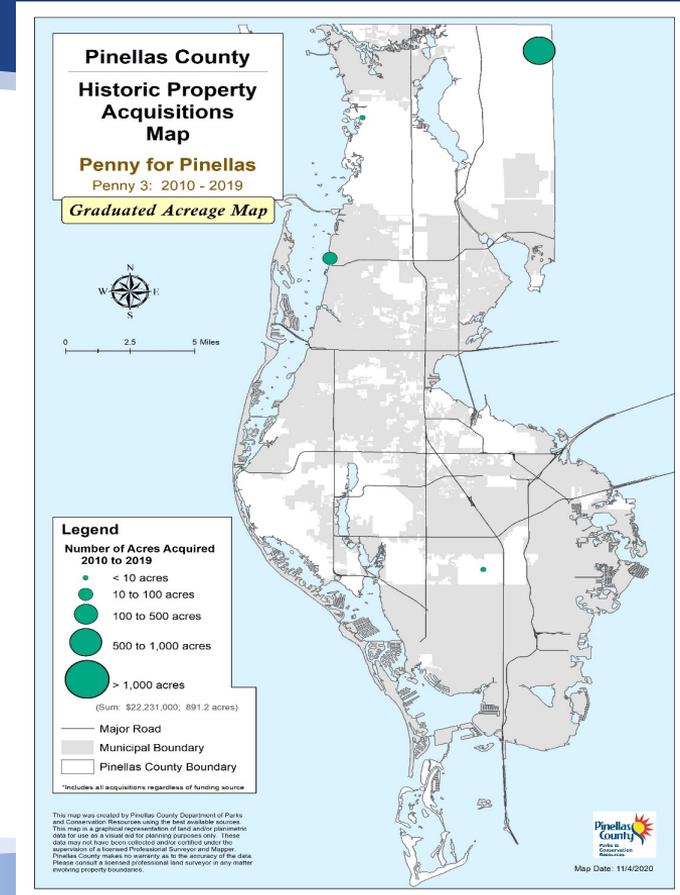
Penny 3 (2010-2019)

Acres Acquired: 891.2

Expenditures: \$22,231,000
(Funds expended in 2008)

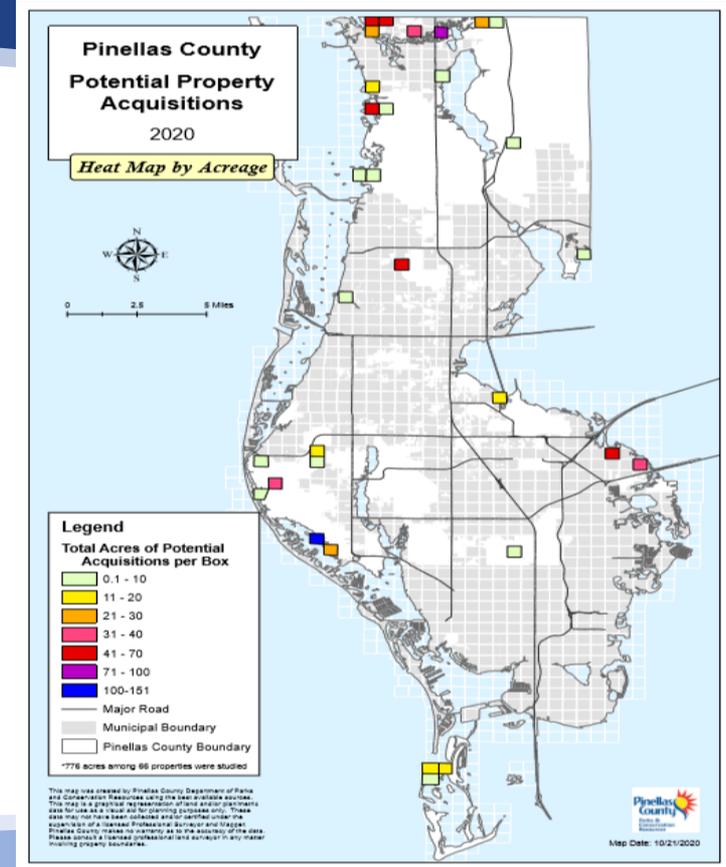
Notable Parcels:

- Eldridge-Wilde Tract
- Weaver Park (City of Dunedin)



Penny 4 Opportunities

- \$15 Million Proposed
- Over 60 parcels already identified
- Parcels comprise over 330 acres
- JMV of all parcels exceeds \$35M



Previous Approach

- **Funds were appropriated through the CIP/Penny**
 - Parks & Conservation Resources worked in conjunction with Real Estate Management to acquire properties
 - Acquisition was based on available budget and timing of the opportunity
- **No system in place to determine overall value to the existing inventory**



New Approach

- **Working Group establishes criteria to evaluate identified parcels – holistic perspective**
 - Parks & Conservation Resources
 - Real Estate Management
 - Public Works/Environmental Management
 - Utilities
 - Planning
 - Economic Development
 - Strategic Performance Management
- **Parcels prioritized according to criteria established by the Working Group**
- **Prioritization system is meant to supplement existing Real Estate Management processes**



Environmental and Park Lands Acquisition

Evaluation Criteria

All

- Protection of environmentally sensitive lands
- Species protection and biological diversity
- Access to water
- Funding availability (Penny IV, grants, other funding sources)
- Multi-use potential (i.e. stormwater facilities with potential passive recreation benefits)
- Cost per acre
- O&M Impacts
- Total acreage

Environmental

- Exotic and undesirable species presence
- Resiliency and floodplain protection

Park/Recreation

- Proximity to underserved communities



Implementation of Prioritization Criteria

- **Within each criterion, there are points assigned to the extent the parcel meets the objective**
 - Example: Protection of Environmentally Sensitive Lands
 - Very rare or critically imperiled habitat types (+10)
 - Rare habitat types with relatively unaltered natural communities (+8)
 - Habitat types targeted for protection in the TBEP Habitat Master Plan (+6)
 - Very common habitat types with moderate quality natural communities (+4)
 - Very common habitat types with low quality natural communities (+2)
 - Parcel does not provide protection (+0)
- **All parcels scored using Environmental and Recreation criteria – scoring assists in determining parcel’s value for environmental and recreation purposes. Environmental and Recreation scoring may have inverse relationships.**



Environmental and Park Lands Acquisition

Example of Scoring Prioritization

Priority	Parcel ID	Env Score	Rec Score	Avg Score
1 (env)	Parcel H	88	56	72
1 (rec)	Parcel D	54	81	67.5
2 (env)	Parcel Q	82	34	58
2 (rec)	Parcel B	58	77	67.5
3 (rec)	Parcel C	50	72	61

Parcels better suited for preserve/passive recreation purposes – scored high in environmental categories

Parcels better suited for active recreation purposes – scored high in underserved communities' category and low in environmentally sensitive habitat categories

Parcels best suited for overall opportunities are average scored for environmental and recreational opportunities

Environmental and Park Lands Acquisition

Proposed Acquisition Process



Challenges:

- Cost of Potential Acquisitions Exceed Available Funds
- Need to Be More Agile in a Seller's Market
- Acquisitions Bring Increased Operating and Capital Expenditures, and Potentially Impact Levels of Service
- Multiple Parcels May Address Similar Opportunities (Need to be strategic in our decision making)



Other Considerations:

- List of Potential Acquisitions is Subject to Change
- Parcel Scoring Reflects a Comparative Value, not Necessarily an Overall Prioritization, Which Encompasses Many Other Factors (e.g. sales price, availability, appraisal)
- Prioritizations are Dependent on Balancing Needs and Availability and Must Take into Consideration Cost, Location, and Purpose of Acquisition



Environmental and Park Lands Acquisition



Process Timeframe and Next Steps

- ✓ Finalization of Proposed Scoring/Prioritization Criteria
- ✓ Review by Park Advisory Board
- ✓ Formal Implementation of Revised Evaluation Procedures
- ✓ Complete Analysis of All Identified Parcels
- ✓ Implement GIS Mapping Process
- ✓ Engage Consultant to Perform Due Diligence/Approach Parcel Owners
- Initiate Acquisitions



Environmental and Parks Land Acquisition



Questions or Comments?