

Workshop – Acquisition of Properties

February 21, 2019



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



Agenda of land acquisition workshop



- **Why do we acquire properties?**
- **Opportunities**
- **Categories of acquisition needs – defined parcels**
- **Next steps**



Why do we acquire properties?

Opportunities – evaluate current and potential use of specific property

Meet a specific identified need – defined parcels

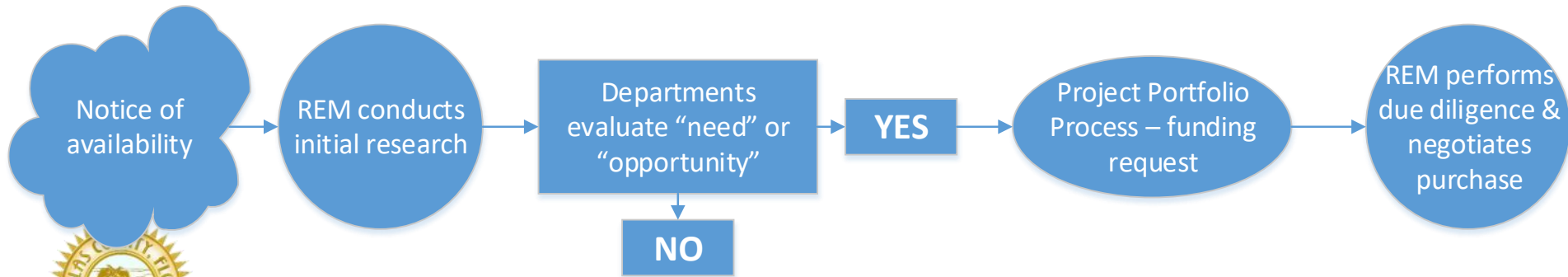
Examples:

- **Right-of-way for transportation projects**
- **Resolution of flooding issues**
- **Parks and environmental lands**
- **Land assembly for economic development and housing**
- **Consolidation, expansion or enhancement of existing services**

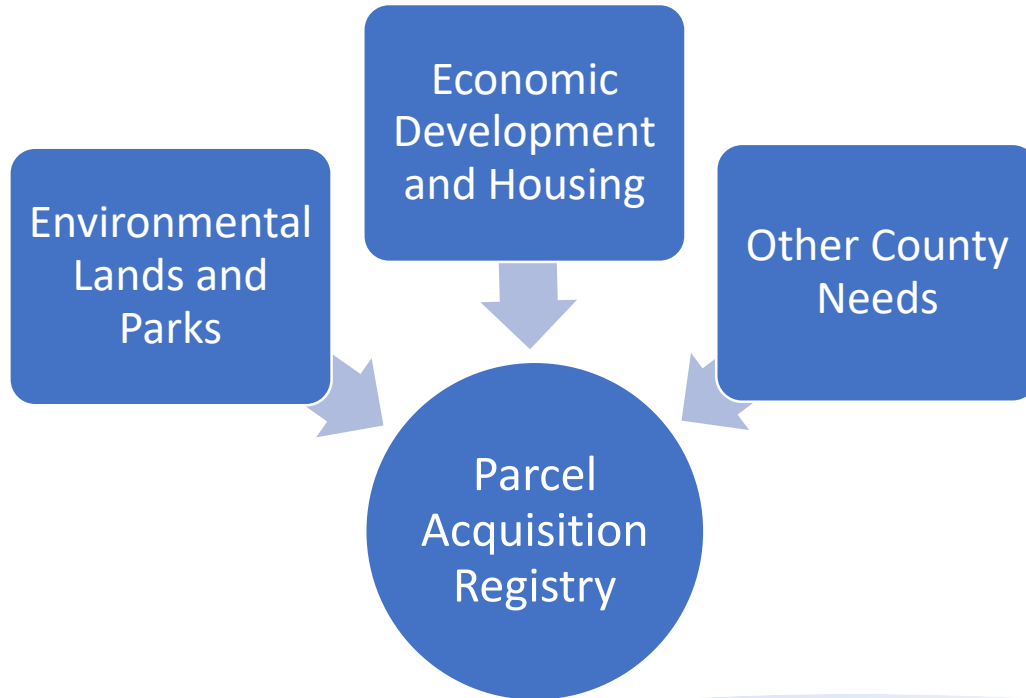


Evaluation of a specific parcel that may be available for purchase

- Expedited review – evaluation criteria exists/will exist
- Individual department review of need via CATS system
- Staff report on outcome – justification for decision (yes or no)



Categories of acquisition needs - defined parcels



Environmental and Park Lands Acquisition

Revised Approach - Workflow



Environmental and Park Lands Acquisition



Revised Approach

- **Working group to prioritize identified parcels – holistic perspective**
 - Parks & Conservation Resources
 - Real Estate Management
 - Public Works/Environmental Management
 - Utilities
 - Planning
 - Economic Development
 - Strategic Performance Management
- **Ranking process is not meant to replace current Real Estate Management process, but to supplement the existing process**



Environmental and Park Lands Acquisition



Proposed Criteria – point based scoring

- **Protection of environmentally sensitive lands (species protection)**
- **Existing park/preserve infill or expansion of existing parcels**
- **Access to water (salt or fresh)**
- **Buffering value (wetland buffers, buffer of existing preserves)**
- **Recreational benefit (active vs. passive)**
- **Proximity to target communities**
- **O&M cost impacts**
- **Funding availability (Penny IV, grants, other funding sources)**
- **Resiliency/Floodplain protection**
- **Multi-use potential (i.e. stormwater facilities with potential passive recreation benefits)**
- **Cost per acre**
- **Total acreage**



Implementation of Proposed Prioritization Criteria

- **Within each criterion, there would be points assigned to the extent the parcel meets the objective**
 - For Example: Protection of Environmentally Sensitive Lands
 - Parcel protects an endangered species (+10)
 - Parcel protects a threatened species (+8)
 - Parcel protects a species of special concern (+5)
 - Parcel does not provide protection (+0)
- (as listed by Florida Natural Areas Inventory)
- **All parcels scored using same criteria – scoring will prioritize parcel's potential for environmental and recreation purposes**
 - **GIS Heat Map approach – repeatable tool; assist in identifying other parcels not on list**



Environmental and Park Lands Acquisition



Proposed Criteria – Environmental and Recreation

- Protection of environmentally sensitive lands (species protection)
- Existing park/preserve infill or expansion of existing parcels
- Access to water (salt or fresh)
- Buffering value (wetland buffers, buffer of existing preserves)
- Recreational benefit (active vs. passive)
- Proximity to target communities
- O&M cost impacts
- Funding availability (Penny IV, grants, other funding sources)
- Resiliency/Floodplain protection
- Multi-use potential (i.e. stormwater facilities with potential passive recreation benefits)
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Environmental and Park Lands Acquisition



Example – Environmental and Recreation

| Priority | Parcel ID | Total Score |
|----------|-----------|-------------|
| 1 | Parcel H | 95 |
| 2 | Parcel D | 86 |
| 3 | Parcel Q | 84 |
| 4 | Parcel B | 78 |
| 5 | Parcel C | 70 |

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

Parcel better suited for active recreation purposes – scored high in recreational and target communities categories



Challenges

- **Opportunity to purchase may not align with prioritized list**
- **Appraisals and zoning**
- **Funding challenges**
- **Community impacts**
- **Competing priorities - economic development, affordable housing requirements and other needs**



Timeframe

- **March 2019 - Finalization of Proposed Ranking Criteria**
- **April 2019 - Creation of Draft GIS “Heat Map”**
- **May 2019 - Review by Park Advisory Board**
- **August 2019 – Formal implementation of revised procedures**



Penny IV Joint Review Committee (JRC)

- **Net Proceeds dedicated to Economic Development Capital Projects and Housing shall be used in accordance with guidelines set forth by a joint review committee established by resolution of the Board of County Commissioners.**
- **Economic Development Capital Projects shall be limited to capital projects that support job retention and creation.**
- **Other Housing projects must comply with FS 212.055(2)(d)3.**



Economic Development and Housing



Housing and Economic Development Study

- **Consultant being engaged to:**
 - **Assess housing affordability at targeted income levels and commuting patterns.**
 - **Assess site availability and project delivery constraints affecting housing production and targeted industry investment.**
 - **Identify priority sites that could be redeveloped for middle income housing and target industry employment.**
 - **Provide assistance in establishing and refining program guidance for expenditure of Penny program housing and economic development funds.**



Economic Development and Housing



Timeframe

- **March 25 – Initial meeting of Joint Review Committee**
- **August 2019 – JRC completes guidelines**
- **September 2019 – BCC adopts guidelines by resolution**
- **January 2020 – Initial Penny IV funds become available**



Other County Needs

Generally tied to meeting a particular County need/service

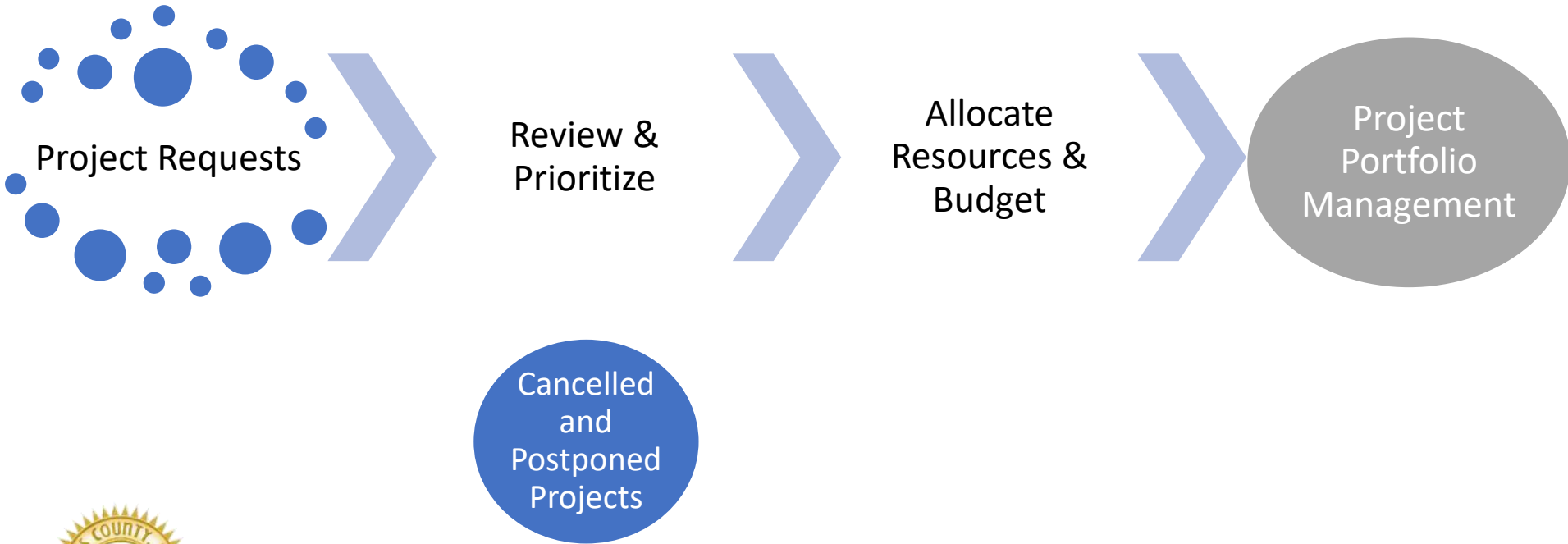
Examples:

- **Flood reduction**
- **Water quality improvement**
- **Right-of-way: intersection improvements, roadway widening, pedestrian/safety improvements, utilities relocation, etc.**
- **Specific community defined needs – tied to CRA or community plans**
- **Public Safety/emergency response**
- **Consolidation of services in a central location**
- **Master plans of particular campuses**

Ranked and prioritized through the CIP Portfolio process



Portfolio Process Overview



Prioritization Criteria

Asset Preservation

Criticality

Economic Outcome

Environmental
Stewardship

Service Delivery

Project Coordination

Public Demand

Regulatory
Requirements

Public Health, Safety
and Welfare

Employee Health and
Safety

Funding Criteria

- Future Budget Outcomes
- Funding Availability
- Cost of Project

Next steps

- **Finalize prioritization of Environmental and Parks properties** → **Project Portfolio process**
- **“Other County needs” properties** → **Project Portfolio process**
- **Finalize guidelines to support economic development and housing needs** → **Joint Review Committee**