Workshop – Acquisition of Properties

February 21, 2019





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

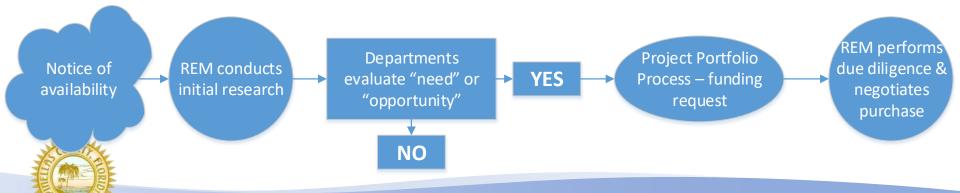


Opportunities



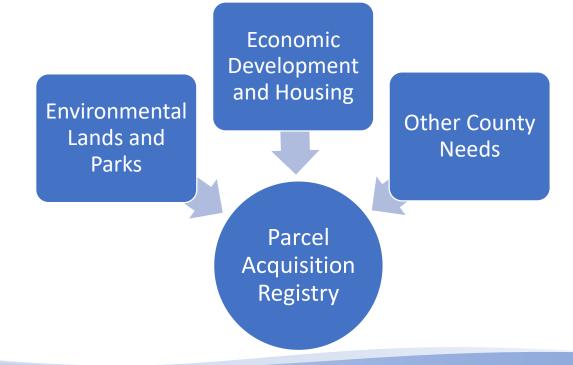
Evaluation of a specific parcel that may be available for purchase

- 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







Past Acquisition Process

- Owner initiated evaluation
- Combination of multiple efforts
 - Environmental protection
 - Proximity to existing parcels
 - Park master plans
 - Other
- No prioritization
- Environmental preservation/passive recreation focused

	ntials (10/2/2018)					
Туре	Focal Property	Property	2017 JMV	Acres	Parcel	Comments
Environmental	New	rioperty	\$ 1,103,827		http://www.popao.org/general.php?strape1528360000023001	
Environmental	New		\$ 868.965		http://www.pcpao.org/general.php?strap=1528360000024001	
Environmental	New		\$ 34,238		http://www.popao.org/general.php?strap=1527018913600004	OS CO
Environmental	Nov		\$ 202,359			
					http://www.popao.org/general.php?strap=1527018913600004	<u>*</u>
Environmental	New		\$ 91,743		http://www.pcpao.org/general.php?strap=1527018913600004	
Environmental	New		\$ 92,749		http://www.popao.org/general.php?strap=1527018913600004	
Environmental	New		\$ 4,998,999		http://www.pcpao.org/general.php?strap=1627068938800000	
Environmental	Brooker Creek Preserve		\$ 144,663		http://www.popao.org/general.php?strap=1627040000011003	
Environmental	Brooker Creek Preserve		\$ 833,997		http://www.popao.org/general.php?strap=1627040000031008	
Environmental	Florida Botanical Gardens		\$ 188,600	1.65	http://www.pcpao.org/general.php?strap=1530090000031002	10
Environmental	Florida Botanical Gardens		\$ 113,850	0.99	http://www.popao.org/general.php?strap=1530090000031003	E .
Environmental	Florida Botanical Gardens		\$ 96,772	0.99	http://www.pcpao.org/general.php?strap=1530030000031003	10
Environmental	Florida Botanical Gardens		\$ 113,850		http://www.popao.org/general.php?strap#1530030000031002	
Environmental	Florida Botanical Gardens		\$ 113,850	0.99	http://www.pcpao.org/general.php?strap=1530090000031002	8(
Environmental	Florida Botanical Gardens		\$ 64,400		http://www.popao.org/general.php?strap=1530030000031002	
Environmental	Florida Botanical Gardens		\$ 460.862		http://www.popao.org/general.php?strap=1530090000034001	
Environmental	Florida Botanical Gardens		\$ 115,000		http://www.pcpao.org/general.php?strap=1530030000034003	
Environmental	Florida Botanical Gardens		\$ 158,700		http://www.pcpao.org/general.php?strap=1530030000034000	
Environmental	Florida Botanical Gardens		\$ 234,600		http://www.pcpao.org/general.php?strap=1530030000034000	
Environmental			\$ 234,600			
	Ozona Management Area				http://www.popao.org/general.php?strap=15281012816016010	
Environmental	Weedon Island Preserve		\$ 333,336		http://www.pcpao.org/general.php?strap=17301700000130010	
Environmental	Weedon Island Preserve		\$ 35,632		http://www.pcpao.org/general.php?strap=1730077269600100	
Park	New		\$ 734,722		http://www.popao.org/general.php?strap=15301900000130010	
Park	New		\$ 34,845		http://www.pcpao.org/general.php?strap=1530193655800000	
Park	New		\$ 13,048		http://www.popao.org/general.php?strap=1531040000014002	EC .
Park	New		\$ 11,212		http://www.pcpao.org/general.php?strap=15310400000140010	10
Park	New		\$ 411,140	5.87	http://www.popao.org/general.php?strap=1629337038010003	0(
Park	New		\$ 785,641		http://www.popao.org/general.php?strap=1629337038010004	
Park	New		\$ 1,539,996		http://www.pcpap.org/general.php?strap=1527029401400000	
Park	New		\$ 163,200		http://www.popao.org/general.php?strap=1527020000023001	
Park	New		\$ 91,392		http://www.pcpao.org/general.php?strap=1527020000023001	**************************************
Park	New		\$ 8,160		http://www.popao.org/general.php?strap=1527029401400000	
Park	New		\$ 100.895		http://www.pcpao.org/general.php?strap=1527022748600000	
Park	New		\$ 410,550		http://www.popao.org/general.php?strap=1527020000031001	
Park Park	New		\$ 2,400,400		http://www.pcpao.org/general.php?strap=1527029401400000	
Park	New		\$ 334,152		http://www.pcpao.org/general.php?strap=1527028915400000	
Park	Now		\$ 58,644		http://www.popao.org/general.php?strap=1527028915400000	
Park	New		\$ 78,540		http://www.pcpao.org/general.php?strap=1527028915400000	11
Park	Anderson Park		\$ 289,500		http://www.pcpao.org/general.php?strap=1627188978400001	
Park	Anderson Park		\$ 55,616		http://www.popao.org/general.php?strap=1627188942400001	
Park	Boca Ciega Park		\$ 1,061,286	5.98	http://www.popao.org/general.php?strap=1530280000033005	Ω.
Park	Boca Clega Park		\$ 2,599,797		http://www.popao.org/general.php?strap=1530330000024001	
Park	Joe's Creek Greenway		\$ 1,350,000		http://www.pcpao.org/general.php?strap=1631030000022001	
Park	Ozona Management Area		\$ 917,691		http://www.popao.org/general.php?strap=15281012816001010	3
Park	Sutherland Boat Ramp		\$ 252,999		http://www.pcpao.org/general.php?strap=1528028227800003	
Park	Sutherland Boat Ramp		\$ 280,047		http://www.popao.org/general.php?strap=15280188560011000	
Park	Wall Springs Park		\$ 35.845		http://www.popao.org/general.php?strap=1527260000013010	
Park Park	Wall Springs Park		8 45 239		http://www.pcpao.org/general.php?strap=1527260000013000	
Park Park			\$ 45,239			
	Wall Springs Park				http://www.popao.org/general.php?strap=1527250000013008	
Park	Wall Springs Park		\$ 98,121		http://www.pcpao.org/general.php?strap=1527260000013007	
Park	Wall Springs Park		\$ 175,582		http://www.popao.org/general.php?strap=1527260000013006	UL.
Park	Wall Springs Park		\$ 300,062		http://www.popao.org/general.php?strap=1527263040200400	
Park	Wall Springs Park		\$ 369,653		http://www.pcpao.org/general.php?strap=1527263040200500	
Park	Wall Springs Park		\$ 339,190	0.22	http://www.popao.org/general.php?strap=1527263040200600	13
Park	Wall Springs Park		\$ 423,384		http://www.pcpao.org/general.php?strap=1527263040200600	
Park	Wall Springs Park		\$ 445,677	0.32	http://www.popao.org/general.php?strap=1527268931600000	2"
Park	Wall Springs Park		\$ 44.941		http://www.pcpao.org/general.php?strap=1527268931600000	
Environmental	Wall Springs Park		\$ 4,991,436		http://www.popao.org/general.php?strap=1527260000021002	
Park	Walsingham Park		\$ 328,934		http://www.popao.org/general.php?strap=1530160000021002	
r-aik	wasnignam Patit		+ 320,334	2.32	mip news poper, organization profittings 1530 bittings to a	
F	Land Control		\$ 15.597.072	318 70		
Environmental s Park subtotal	uptotal		\$ 15,597,072 \$ 16,632,329			
			¥ 16,632,329	414.64		



Revised Approach - Workflow







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





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 list



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)
- Cost per acre
- Total acreage



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



Economic Development and Housing



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





Review & Prioritize



Allocate Resources & Budget



Cancelled and Postponed Projects



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
- "Other County needs" properties
- Finalize guidelines to support economic development and – housing needs

Project Portfolio process

Joint Review Committee

