

Florida County Land Acquisition Programs Matrix

PROGRAM DETAILS	Boca Raton	Brevard	Broward	Duval	Flagler	Hernando	Hillsborough	Indian River	Lee	Manion	Martin	Miami-Dade	Monroe	Orange	Palm Beach	Pinellas	Polk	Sarasota	Seminole	St. Lucie	Volusia	
County Population	69,994	400,000	1,423,700	741,500		125,008	928,700	105,000	426,500		119,370	2,070,600	80,000	880,000	1,000,000	888,100	550,000	311,000	350,000	188,905		
Year Established	1991	1990	1989	1999	1988	1993	1987 & 90	1992	1996	1988	1989 & 1998	1991	1987 F.S.	1992	1991 / 1999	1972, 1980, 1986, 1990-99 and 2000-10	1994	1971-1999	1990	1994	1987	
Funds Allotted	\$12 mill.	\$55 mill.	\$75 mill.	\$21 mill.	\$7.8 mill.	\$350 - 400,000/yr	\$121 mill.	\$26 mill.	\$80+ mill.	\$20 mill.	\$20 mill. & \$43 mill.	\$90 mill.	\$1.5 mill/year	\$25 mill.	\$100-\$150 mill.	\$166.4 mill. +	\$20 mill.	\$53 mill.	\$20,280,000 mill.	\$20 mill.	\$20 mill.	
Funding mechanism	ad valorem	ad valorem	ad valorem	general rev.	ad valorem	ad valorem	ad valorem	ad valorem	ad valorem	ad valorem	ad valorem & 3.01 sales tax	ad valorem	St. Park surch. & tourist impact tax	bonded from a public serv. tax	ad valorem	ad valorem & infra. sales tax	ad valorem	ad valorem	ad valorem	ad valorem	ad valorem	
Length of Time to Pay Bond	25 years	20 years	not to exceed 30 years.	10 years		30 years	up until 2010 (20 years from 1990)	not to exceed 15 years	7 years		Refinanced until 2011		Not applicable	Not Available	20 years	2009	20 years		20 years	15 years		
Acquisition Committee	10 local env./plan & zone board, env. adv. board	7 scientific/ env. based	9 tech/sci. expertise	Mayor's Oversight Committee	7 county-wide		5	17 various background	15 no criteria	7 no criteria	7 realtor, FAS, econ.	7 env. or civic service	5 geograph., env. acq. org.	informal citizen committee	1991 (9 Member Acq. Selec.) 1999 (12 member Acq. Selec. + Ag Interest.)	NO	YES	9 3=servir. 3=business 3=citizen	YES	YES	7 no criteria	
Land applications accepted		continuous	14 sites initially targeted	continuous		1x / year		1x / year	continuous	continuous	1x/year	2x / year	continuous	continuous	continuous; various sites selected prior to referendum	continuous	continuous	continuous			continuous	
Total County Budget	not available	not available	not reported.	\$860 million		not available	\$2.3 Billion in FY 2000	not available	\$1,162,775,733		\$251,122,870		\$240 Million	-\$1.7 Billion	not available	not available	not available		\$440,548,825	not available		
Total Program Budget (yearly)	not available	-\$10.5 million (much of this was for acquisition)	Total Budget: \$75 million	Initial funding is \$21 million from the general fund. Plan to seek funding from private donors and from a ballot initiative in Fall 2000 for an additional \$0 million.		\$350-400,000 CDBG program	average is \$12.5 million	-\$5 million	\$12 million less 10% for management		None-Just Staff		Varies. Currently \$15 million.	Total of \$25 million	Current Bond \$150 Mill Total	\$166.4 million Total	2.7 million (1.7 million for acquisition, 1 million in separate management fund. Only interest is used for management.)		Not established yet	not available		
Total Employees for Land Acquisition	3	7	7	0 Full-time		12 part-time	environmental planner in the ESL program under the supervision of the assistant county administrator for Growth and Development Services.	12 permanent, 4 limited duration, and up to 6 temp positions (land management division.)	one part time coordinator, one acquisition consultant used on an hourly basis as needed, and one full time conservation lands manager.		1 planner, 1 part-time attorney		2 full time, 2 part time	1 1/2	not available	not available	1		1 acquisition, 2.5 Management	2 land management		
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Total Land Acquired	285 acres (212 in conjunction with Palm Beach County)	~13,000 acres	975.57 acres	5,200 acres.			34,729 acres	~ 7,000 acres	18 properties totalling 1,171 acres		3390 Acres		1,800 acres	12,400 acres	22,535 acres, additional 12,784 acres proposed	ESL: 4666.9 acres to date; 7,166.9 acres estimated total	7,755 acres (partnered on 7,151 acres)		~ 4,000 acres	5,500 acres		
Total Funds Spent to Date	\$11 million	EEL \$23.8 million (\$32.6 million total with partner funds)	\$65,549,066	\$29 million between the city and partners.			\$119 million	-\$15 million	\$11,409,811		\$20,043,055		-\$25 million	\$22 million	\$88 Million	\$88 million	\$4,408,122		-\$15 million	\$10 million		
Land Use Specified in Ordinance	Land use for all obtained properties has been designated conservation.	Established via resolution; passive recreation and environmental education.	Yes, environmental preservation and protection.	No.		No.	Acquired for resource protection but open to the public for passive use.	All acquired environmental lands are reclassified to a "Public Conservation Land" land use category once acquired.	Specified in the local comp plan.		Yes- Three Funding Categories: conservation (60%), recreation (33%), and contingency costs (6%).		No. To assist in the implementation of land use plans; but county regulations preclude active use in certain areas based on land use plans.	No. It will follow the Florida Forever guidelines.	Yes. Passive and active recreation- Recreation & Cultural Facilities Referendum.	Yes. Environmental preservation and parkland.	specified for conservation, passive recreation and restoration of environmentally sensitive lands.		Yes, for preservation and passive recreation	No.		
Proposed Land Use	Environmentally sensitive lands	Environmentally endangered lands	Parks and open spaces	Environmentally sensitive lands near Cogeneration Plant	Recreation and water recharge	Environmentally sensitive and recreational lands	Environmentally unique and irreplaceable lands	Environmentally endangered lands	Endangered uplands.		Environmentally sensitive lands, recreation areas, and water recharge areas.	Open space, parks and contingency (98- environmental lands)	Acquisition and restoration of environmentally sensitive lands.	Critical areas of concern, approx. 50% for Key West; 50% for the county.	Conservation	Native ecosystems/bond issue 3/99-\$150 million for environmentally sensitive lands and Ag Reserve lands, additional \$25 million for parks.	Environmentally sensitive land and recreation sites.	Environmentally sensitive lands and water recharge.	Environmentally sensitive lands.	Conservation and park lands.	Endangered lands and water recharge.	Parks, recreation, water recharge areas and endangered lands.
Major Selection Criteria	Quality of ecosystem, presence of listed species	Landscape, natural community and species level consideration, rarity of habit and fit into ecosystem level of protection.	Open space, rarity of ecosystem.	1) Growth Management, 2) Preserving environmentally sensitive lands, 3) Improve water quality of area rivers and waterways and 4) Improve access to city's natural areas.			unique natural habitat with native, unaltered flora and fauna; habitat important to protection of endangered/protected species; unusual geologic features; water quality; buffer zones, connectedness, archeological; any project with at least 50% matching funds.	Protection of endangered habitat ad associated flor and fauna; contribution to greenways and wildlife corridors; aquifer recharge; quantity of land ("bang for the buck"); multiple benefits (public access, open space, etc.)	matching funds, size of parcel, contiguity, habitat, water, passive recreation potential, land manageability, development threat.		Environmentally sensitive features, water access, use for active parks (high & dry)		Many. Quality and importance of habitat, presence of a land manager, motivation of sellers, connectedness etc.	Water quality, quantity of land, endangered/ endemic species, open space.	See above.	Water recharge, environmentally sensitive, preservation of open space, parkland.	water 30%, wildlife 30%, plants 30% and management 10%.		Water resource potential, species protection, unique human use, low cost, availability of matching funds, connectedness	Upland habitat quality, acreage, rare/endangered species, vulnerability to development, connectedness, recreation potential		

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Targeted Properties	No.	No.	yes.	lands near existing preserves.		No. The plan involves attempting to form both an East-West and North-South corridor across the county.	No.	No.	No.	No targeted properties	Yes. Assisting DEP with CARL, greenspace along U.S. 1, to resolve property rights issues related to County Environmental Regulations.	Yes; using future land use maps, and a study performed by the planning division.	Yes. 38 properties currently targeted for acquisition.	Yes.	No.			Yes, 25% of remaining native upland habitat			
Matching Funds (percentages)	Yes with FCT and Palm Beach County.	More than 90% acquired with partner funds. CARL, FCT, SJWMD.	10%	100% to date. Anticipate some independent purchases in the future.		about 90% of funds have been matched by other private agencies.	33% total acquisitions matched by Preservation 2000, FCT, SWFWMD, and CARL.	FCT- 60%, SJRWMD- 15%, CARL- 20%, FIND- 5%.	matching funds are sought but to date none have been received.	53% total matched funds; CARL 35%, SFWMD 5%, FCT 10%	- 25% of lands have been matched by FCT.	On about 50% of properties with WMD.	Matching through state and federal programs. Land acquired by TNC.	Percentages not available but extensive partnering with FCT, SWFWMD, DEP/Greenway.	84% WMD, 8% FCT.			Approx. 28% of funds matched: state, DOT, SJWMD, Sanford Airport	All properties matched. 50% FCT, 30 % CARL, 20% SOR.		
Land Acquisition Part of Comp Plan	No.	Yes.	Yes.	Yes as a conservation element.		Yes.	Yes. Examples: Recreation and Open Space Element, Future Land Use Element and Conservation and Acquirer Recharge.	Yes, the conservation element policies in the comprehensive plan speak specifically to acquisition of environmental lands for conservation purposes.	yes, in multiple areas.	Yes, in Chapter 9 of Comp. Plan	Yes.	Yes. Conservation element but doesn't guarantee land acquisition.	Not available.	Yes. Conservation Element Policy 2.309-134 and 2.309-B5.			Yes, in the recreation element 13.76 & 13.77	Yes, conservation element			
MANAGEMENT DETAILS																					
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Required Management Plan	Yes.	Yes, within one year.	Yes.	County doesn't but adheres to partner requirements for purchases.		Yes, prior to acquisition.	Yes.	Most properties have management plans prior to acquisition but if not, within one year.	No.		No	Dependent on property.	Mainly prior to acquisition	Not available.	Yes. Management plans for all county lands required in the comp plan.	Management plan is written after acquisition.		within 1 year	No but matching partners usually require management plans		
Management Funding	From interest from bond funds.	Capital improvements from bond. O&M funded through excess ad valorem.	Park Districts budget and ESL bond funds.	No defined strategy at this point.		Management funding is a problem because it was not addressed in the initial referendum. Most of the acquisitions have been made with other agencies who are better able to manage properties. There is not adequate staffing for management.	A portion of ELAPP revenue, phosphate severance taxes, lease revenues and restoration grants.	Initial improvements funded with bond funds, often with matching grants from other agencies. The County has mitigation funds from private development projects that are used for management.	10% of the ad valorem bond is set aside for management and to provide support for two staff positions.		Parks & Recreation Budget, grants for exotic removal	Partnerships with other agencies	Mostly management fee included in purchase price. In some cases, parks & rec. manage the land.	Not available.	Funding through a special division of Pinellas County Environmental Management Department through general operating funds.	A separate account of 1 million is set up from the ad valorem tax and the interest is used for management.		endowment fund through seller donations	\$264,000 allocated from the ESL funds		
Management Funds Earmarked in Project Budget?	??	Yes.	Yes.	No.		Partially.	Yes.	Yes.	Yes.	No	minimal.	Available in the Conservation Trust Fund.	Not available.	No	Yes.		yes	yes			
Outside entities manage property?	No, the city hired a consultant to prepare the management plan but it is carried out by city employees.	No.	Partially, for exotic plant removal only.	There is co-management with other agencies, depends on partnering requirements. Whenever possible the Preservation Project has agreements with outside entities to manage acquired properties, to the extent of 60 to 70%.		No formal agreements but other agencies have been able to manage the properties after purchase.	Large scale habitat restoration projects are accomplished through partnerships with other local, state and federal agencies.	Yes. Example: The US Fish & Wildlife Service manages County owned lands within the Pelican Island National Wildlife Refuge, per a long term lease agreement.	Yes. There is extensive intergovernmental coordination to manage properties. Many of the acquired properties are add-ons to existing preserves and are managed by existing owners.	Sometimes, SFWMD		Formal agreements with WMD, and the FFWCC.	Not available.	Yes. DEP, SWFWMD. Also there is a Pinellas County Environmental Foundation managed by National Fish & Wildlife Foundation to support management as well as land acquisition, and meeting environmental conservation goals.	Yes. The WMD manages some joint purchases and private firms have been hired for other acquisition properties.		internal partnerships. Ex. with Sheriff's for security patrol	No but with CARL properties, the state manages the properties.			
ADVICE	None.	None.	Prioritize sites, and include management money in your budget.	a. be flexible when setting up program criteria b. process has to be streamlined to be able to quickly acquire property in immediate danger of being developed.		Make sure to adequately fund all aspects of management and decide what county or outside entity will ultimately manage purchased properties. Research anticipated financial costs including staff, equipment, and management. Consider a partnership program if this might be a problem.	Involve citizens at every level to counteract political influences (e.g., city and agricultural community).	Account for management funding upfront when structuring your proposed funding source (e.g. bond).	Develop community support.		Advertise widely and specifically for private lands applications for sale.	Define your mission and stay focused!	Get partners in advance. Backing of commissioners and citizenry.	None.	None.	Need designated staff to oversee program.	Provide resources, both monetary and staff, for long term management	Very specific ordinance that dictates focus (i.e. uplands). Definition of Passive Recreation included.			
Major Problems	None reported.	None.	Pressure to open to public as parks even though program was environmentally sensitive lands.	none reported.		Under-staffing is a problem, however, this seems to be influenced by the general political atmosphere. This problem is evident at many levels of government. Lack of management funds is also a problem.	Getting adequate management funds and insuring long-term funding for site management after ad valorem tax ends.	A technical committee should be used to select properties or to identify target acquisition areas. The hiring of management staff for acquired properties is inevitable, and therefore needs to be anticipated early on in the process, so no one is surprised about the need after the lands are already purchased.	1. The county administrator did not initially assign any county staff responsibility for the program. The program founded until a committed position was finally created. 2. Public pressure allowed the referendum to vote on the tax despite lack of support by local decisionmakers. Now, the program is popular with the public, media, and local decisionmakers.	No major. Need to have enough staff time to manage the project.		Everyone wants you to purchase their land once they know there is money available.	None.	None.	None reported.	None.	Undefined staff roles and responsibilities with three departments makes for conflict of interest and communication problems.				
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is Section by Anne Birch, Brevard County																					
Shading indicates use of a criterion by a local government.																					
LAND SELECTION CRITERIA	Boca Raton	Brevard	Broward	Duval	Flagler	Hernando	Hillsborough	Indian River	Lee	Marion	Marin	Monroe	Orange	Palm Beach	Pinellas	Polk	Sarasota	Seminole	St. Lucie	Volusia	
Species																					
listed species																					
biodiversity																					
wildlife populations																					

