



Conservation 20/20

Acquisition Process & Referendum

Board of County Commissioners Workshop
12/15/15





1. Staff-initiated Acquisitions



2. Asking Price



3. Referendum

Recent History

2012
June 19

20/20 Blue Ribbon
Committee
Created

2012
November 6

Committee
Recommendations
Adopted by BoCC

December 2013 –
April 2015

15 Work Sessions,
Workshops, CLASAC
Meetings held on Program
Changes



2015
April 21

Board Adopts
Program Changes,
Amends Ordinance

TODAY

Direction on
Implementation
Items

April 21 Amendments

Formalized Conservation 20/20

- Continuing Program Financed by General Fund

Provided for Replenishment of Acquisition Fund

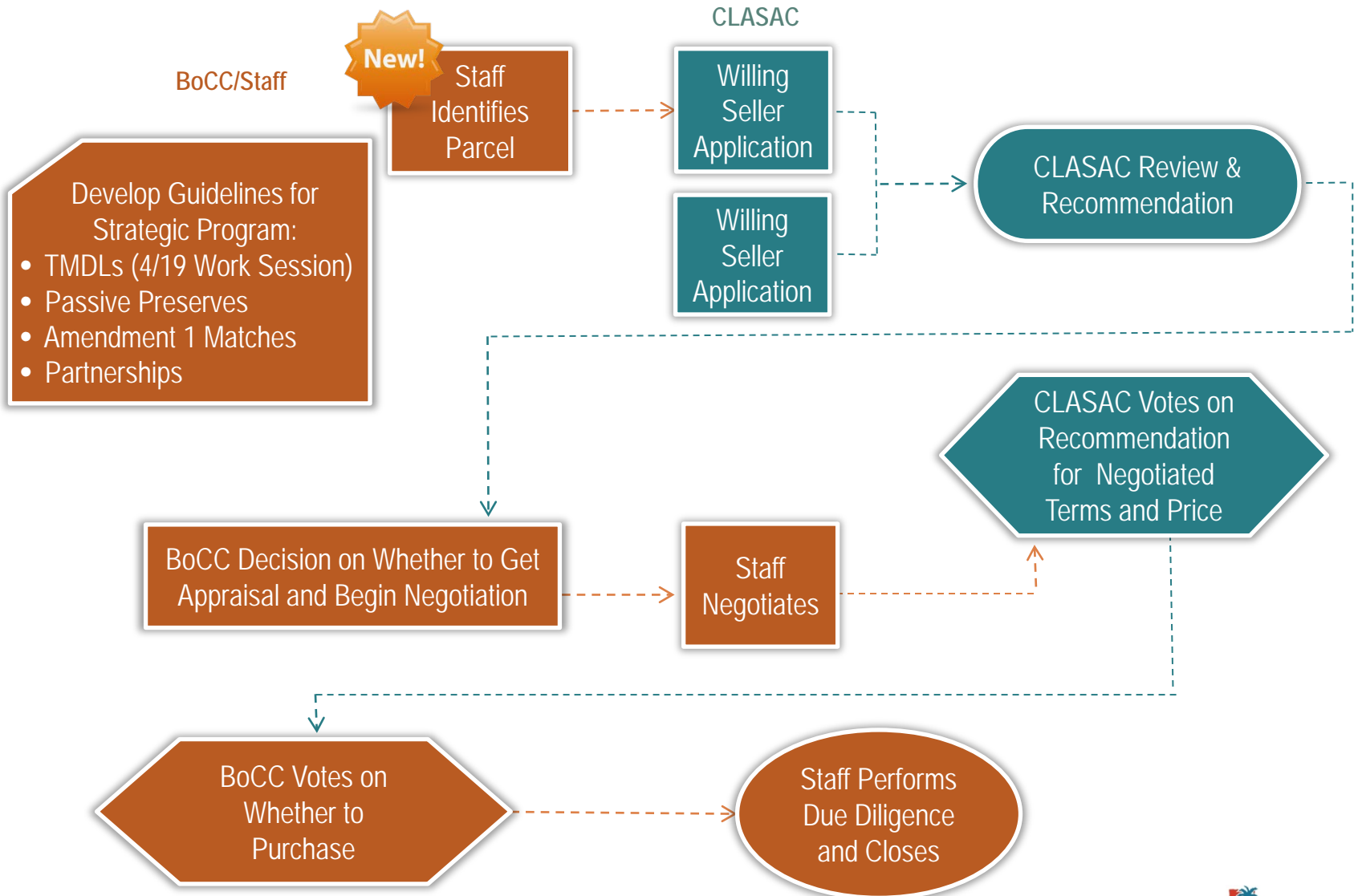
Incorporated into County Continuation Budget

- Perpetual Management, Restoration, and Maintenance of Purchased Lands

Greater Flexibility

- Identifying Properties
- Purchase of Development Rights, Easements, & Open Space

Acquisition Process



Asking Price

Current Procedure:



Complete Application must Include Asking Price

Staff Notifies CLASAC

- Significantly High – Extremely Above Market
- High – Slightly Above Market



Bluesheet

- Sent to Board with asking price to request appraisals & negotiations
- Can contain verbiage – High/Significantly High



CLASAC

- Votes on Negotiated Price
- Final Recommendation to Board on Purchase Agreement

BoCC Votes on Purchase Agreement

Battista Island

- 97 Acres
- 2005 – 1st Nominated; \$5M
- 2006 – 2nd Nomination; \$4.88M
- 2014 – Resubmit; \$1.3M
- Board Requests Resubmission
- 2015 – Resubmit; \$500,000

Colonial Land Trust

- 14 Acres
- Located Near Six Mile Slough
- Asking Price - \$850,000
- 4/7/15 – Board Rejected due to High Asking Price

Corkscrew Road Parcel

- 579 Acres
- Located Contiguous to Corkscrew Swamp
- Asking Price - \$5.79M
- Appraisal – Proceeded but deemed high & questioned

Yucca Pens Parcels

- 158 Acres
- Asking Price - \$1.2M
- Appraisal – Proceeded but deemed high & questioned



Other Counties

Alachua

- No asking price required
- Staff discusses expectations with seller prior to order appraisals
- Staff negotiates
- The Nature Conservancy negotiated for County in past
- Negotiations are based on appraisals

Broward

- No asking price required
- Simply ask if willing seller
- Negotiation based on appraisals
- Can only approve 10% over appraised value
- County Real Estate staff negotiates

Collier

- Asking price requested
- Purchase based on appraisal (not negotiated)
- Values:
 - If less than \$500,000 – 1 appraisal
 - If greater than \$500,000 - 2 appraisals
 - If 2 appraisals differ by more than 20%, a 3rd is obtained and 2 closest are averaged

Hillsborough

- Asking price preferred, not required
- Staff negotiates based on appraisals
- Prior Practice – group of realtors & others offered advice to staff
- Realtor group disbanded

Manatee

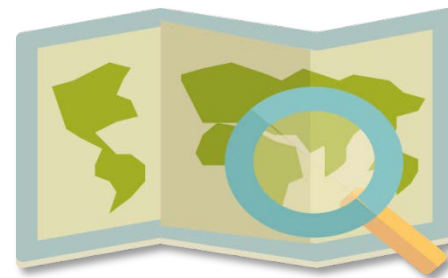
- No asking price required
- No set application
- Negotiations based partially on appraisals
- Included mineral rights
- Acquisitions not going on currently

Palm Beach

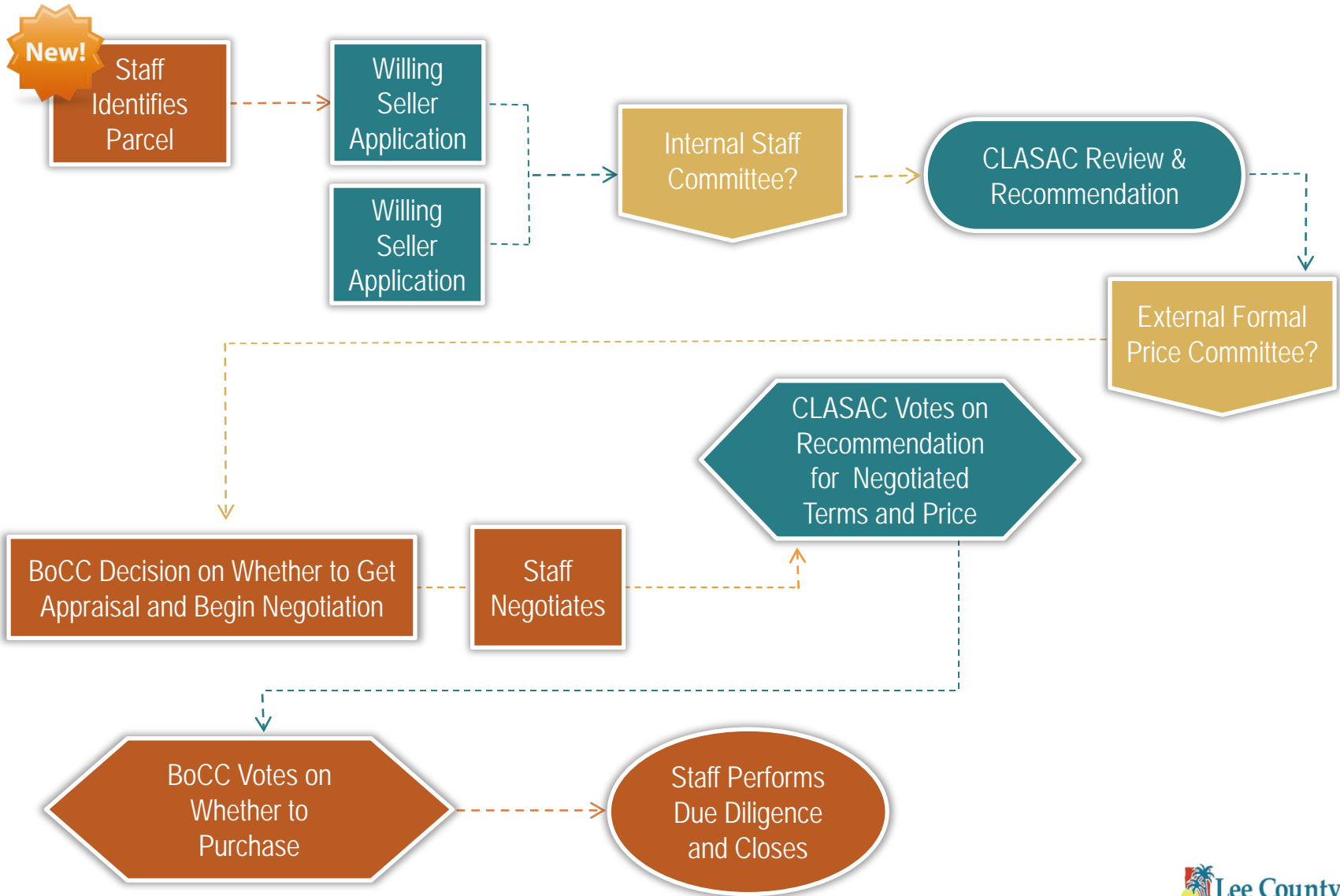
- No asking price required
- Staff negotiates
- The Nature Conservancy negotiated for County in past; based on appraisals
- Primarily reviewing Tax Deeds currently
- Has paid above appraisal value for properties with conservation value
- Parcels adjacent to Parks or Preserves

Sarasota

- No asking price required
- Accepts third party nominations; not property owner
- Negotiations based on appraisals
- Real Estate Division works with contractor to negotiate price
- Nature Conservancy
- Conservation Foundation of the Gulf Coast



Asking Price



November 5, 1996 Ballot

CONSERVATION 2020 NON-BINDING REFERENDUM TO ACQUIRE AND MANAGE LANDS CRITICAL TO LEE COUNTY ENVIRONMENT

"Do you approve Lee County purchasing and managing conservation lands critical for water supply, flood protection, open space, wildlife habitat and passive recreation by the county levying an ad valorem tax of up to 0.50 (1/2) mil annually for a period not to exceed seven (7) years; pursuant to Lee County Ordinance 96-12?"

November 6, 2012 Blue Ribbon Committee Recommendation

"Bring new Referendum forward in 2016 general election. Ask the voters if they desire to continue with a Land Purchasing Program for County conservation purposes with dedicated funding for acquisition of lands and funding for restoration and perpetual management of said lands."

April 21, 2015 20/20 Ordinance Revision

Makes Conservation 20/20 a continuing program of the General Fund, both acquisition and management.

Items for Consideration

Conservation 20/20 Ordinance

Complete re-write not envisioned at time of Blue Ribbon Committee recommendation

January 2013

Property Appraiser determines Conservation 20/20 is part of General Fund and cannot be shown as separate Millage Rate

September 2013

Conservation 20/20 combined into General Fund

April 2015

Ordinance revision formalizes Conservation 20/20 as General Fund Program

Referendum – Yes or No?