



DEPARTMENT OF PLANNING AND ENVIRONMENTAL PROTECTION - Biological Resources Division
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TO: Broward County Municipalities

**RE: Broward County Land Preservation Bond Program
Application for Phase 5 Open Space Acquisition**

The Broward County Department of Planning and Environmental Protection is soliciting applications from Broward County municipalities for Phase 5 of the Open Space acquisition process through the Broward County Safe Parks and Land Preservation Bond program. The \$200 million Land Preservation portion of the Bond fund is used to preserve our remaining natural lands and provide passive recreational opportunities.

You are invited to propose one or more Open Space sites within your jurisdictional boundaries for possible acquisition using the enclosed application (Attachment 1). **Please note that this is a modified version of the previous application.** For an electronic version of the application, please call the number listed below. An Open Space can be a site which does not meet the ecological criteria to be classified as Conservation Land or Green Space, but could provide additional passive recreational opportunities. All Open Space applications will be submitted to the Land Preservation Advisory Board (LPAB), a citizen's committee responsible for guiding the Bond land acquisition program. The Board will select and prioritize the Open Space projects. The total funds available for Phase 5 is \$20 million. The maximum County funding for each site is \$2 million.

The Phase 5 Open Space selection and prioritization process is explained in Attachment 2. If your municipality is applying for more than one Phase 5 project, indicate the priority of each proposal clearly in the application form.

The application period for Phase 5 opens March 4, 2003 and closes **May 2, 2003**. Applications received after the filing deadline will not be evaluated by the Board. Projects submitted by a municipality, but not selected for funding within Phase 2 cycle, may be resubmitted for consideration in the Phase 5 cycle utilizing the new application and providing the requested documentation. Those projects that were previously reviewed and not recommended for funding will not be considered for Phase 5 funding unless an updated application is completed and submitted by the deadline.

The Broward County Land Preservation Bond program does not provide funding for site development. Therefore, your jurisdiction will be responsible for the development of the park according to a conceptual open space park management plan included in an interlocal agreement between Broward County and your municipality to be approved before the completion of the acquisition process.

Municipalities interested in obtaining reimbursement for acquisitions already completed, or acquiring golf courses, please read the memoranda from the Deputy County Attorney to the Board (Attachment 3). Before

submitting an application for acquisition reimbursement or a golf course acquisition, we recommend you contact the Land Preservation Section to verify that all conditions are met.

Finally, we recommend that you verify the existence of a willing seller before submitting your application. Please be reminded that this is a willing seller program only. Sites recommended for acquisition will not be pursued through eminent domain, and those sites pre-acquired by eminent domain will not be eligible for reimbursement. A copy of a form willing seller letter is included in the application package. This could save time, should the real estate property not be available for sale, and would allow you to propose another feasible Open Space project.

Starting March 4, 2003, applications for Open Space acquisitions within Phase 5 are being accepted by our office. Please note that your application(s) must be received no later than close of business **May 2, 2003**. Should you have any questions about the Open Space selection and prioritization process or your application, please call 954-519-1427.

LAND PRESERVATION PROGRAM OPEN SPACE PHASE 5

Selection and Prioritization Process Criteria
December 19, 2002 and January 9, 2003

The Land Preservation Advisory Board decided that the major selection criteria for Open Space Phase 5 should be:

- the recreation opportunity in that area;
- the project location in a disadvantaged area;
- the feasibility of the project; and
- the City's/Town's willingness to contribute to the acquisition.

The technical aspects of the project will be looked at secondarily. The criteria will be implemented as follows.

Recreational Opportunity

The recreational opportunity criterion will be based upon the available passive recreational opportunities provided within an area of various population densities as shown on the map prepared for this criterion.

1. If the proposed open space project is located more than one-quarter mile from an existing passive recreational area and is within a census tract in which the population density is above the median of 5300 people per square mile, it will be given **high** consideration in this criterion;
2. If the proposed open space project is located more than one-quarter mile from an existing passive recreational area and is within a census tract in which the population density is below the median of 5300 people per square mile, it will be given **medium** consideration in this criterion;
3. If the proposed open space project is located within one-quarter mile of an existing passive recreational area, it will be given **low** consideration in this criterion.

Disadvantaged or Low Income Areas

Disadvantaged or low income communities are defined by the State as "a U.S. Census tract where 51 percent of the residents are low-income families with an annual income that does not exceed 80 percent of the median income for the area." The low income community criterion will be based upon the delineation of census tracts as shown on the map prepared for this criterion. In Broward County, the median income for 2000 was \$41,691 and 80% of the median is \$33,352.

1. If the proposed open space project is located within a census tract in which the median household income is \$33,352 or less and meets the definition of low income community, it will be given **high** consideration in this criterion;
2. If the proposed open space project is located within a census tract in which the median household income is greater than \$33,353 but less than \$41,691, it will be given **medium** consideration in this criterion;
3. If the proposed open space project is located within a census tract in which the median income exceeds \$41,691, it will be given **low** consideration in this criterion.

Project Feasibility

The feasibility of a project will be based upon the following criteria:

- has the site been pre-acquired (from a willing seller with the acquisition supported by a resolution from the city/town indicating the intent to pre-acquire the site with hopes of being reimbursed through the Bond program) or is it under a valid contract;
- has the municipality determined that the property owner is a willing seller and provided relevant documentation;
- does the application include an acquisition plan for projects with multiple parcels and/or owners that clearly identifies the priority parcel(s) and the general acquisition order of other parcels to ensure that, in the event that all parcels cannot be acquired, the purposes of the project can be achieved.

Applications that include this documentation or sites that have been pre-acquired or are under a valid contract will be given higher consideration.

City/Town Contribution Toward The Acquisition

This criterion will be based upon the financial contribution proposed by the municipality in support of the acquisition of the site.

- applications for sites which include matching monies equal to or greater than 25% of the acquisition cost would be given **high** consideration;
- applications for sites which include matching monies less than 25% but greater than 10% of the acquisition cost would be given **medium** consideration;
- applications for sites which include matching monies equal to or less than 10% of the acquisition cost would be given **low** consideration.

The maximum cap on Phase 5 projects will remain at \$2 million consistent with Open Space Phases 1 and 2.