

Commission Agenda Date: 1.14.14

Item No. : Presentation

Revised 1.10.14

Al Bar/Cross Bar Ranch Presentation by Pasco County

Representatives Attending from Pasco County:

Richard Gehring, Planning and Development Administrator

Keith Wiley, Environmental Lands Program Manager

Matthew Armstrong, Executive Planner



Cross Bar + Al Bar Ranch

Opportunities for Regional Collaboration

Cross Bar + Al Bar Ranch Opportunities

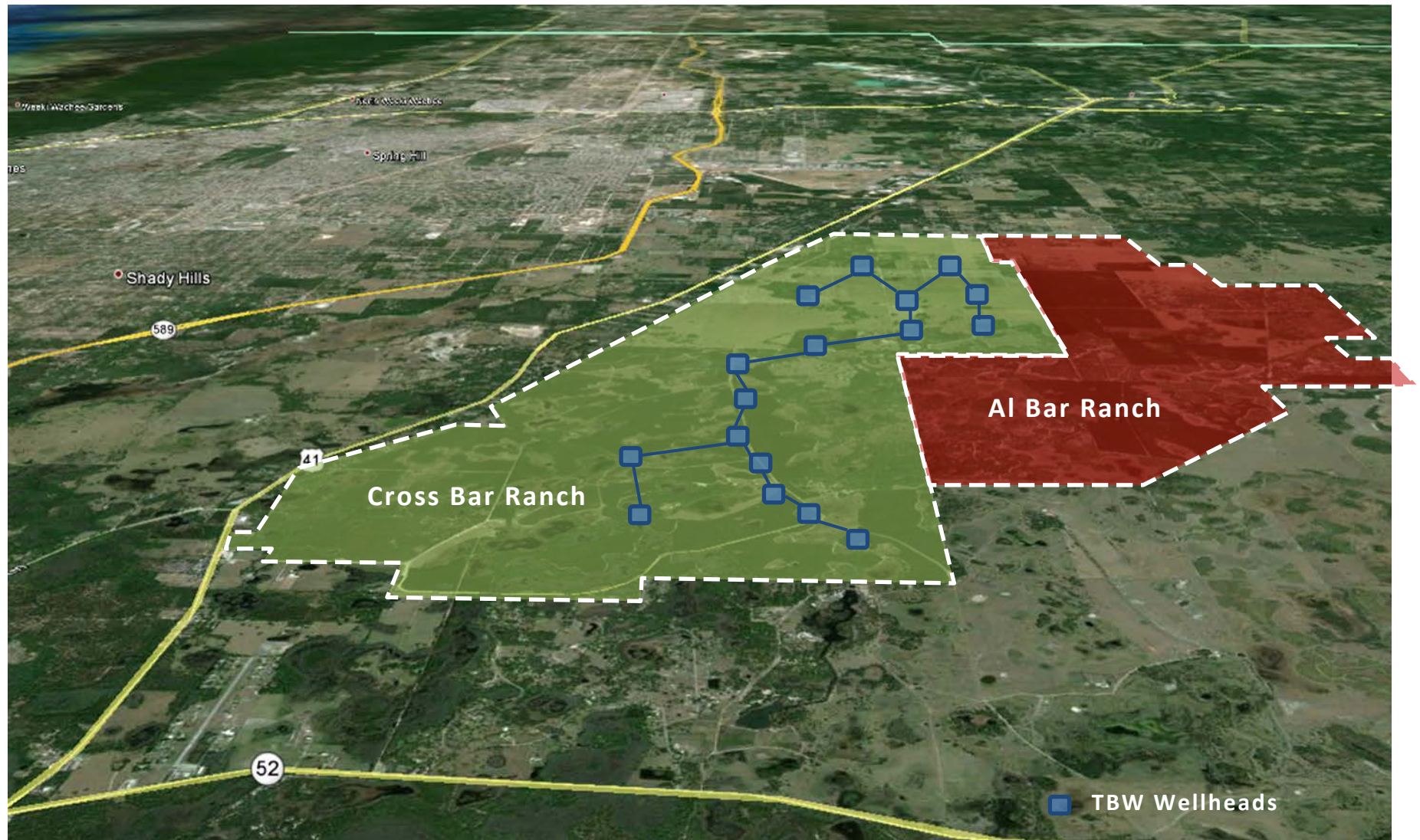
Pasco Opportunities

- **Environmental Lands Acquisition List Priority**
- **Complete critical component of Conservation Strategy**
(essential for critical linkage / wildlife corridor plan)
- **Pasco Committed to Major ELAMP Opportunity with Approved Penny for Pasco Funds**
- **Pasco ELAMP 2015 Horizon:** Early Action Resource Allows for Grant Cooperation
- **Local Management of Conservation Lands**
- **Local Management of Educational Facilities with Pasco School District + other agencies**

Pinellas Opportunities

- **Transfer Utility Land Asset to Capital Funds**
- **Pinellas Utility Infrastructure Projects, Rate or Operations**
- **Water Supply Protection Goal has been Accomplished**
- **Eliminate Cost of Ranch Management + Operations**
- **Pinellas County Residents Retain Access to Education and Resource Amenities**

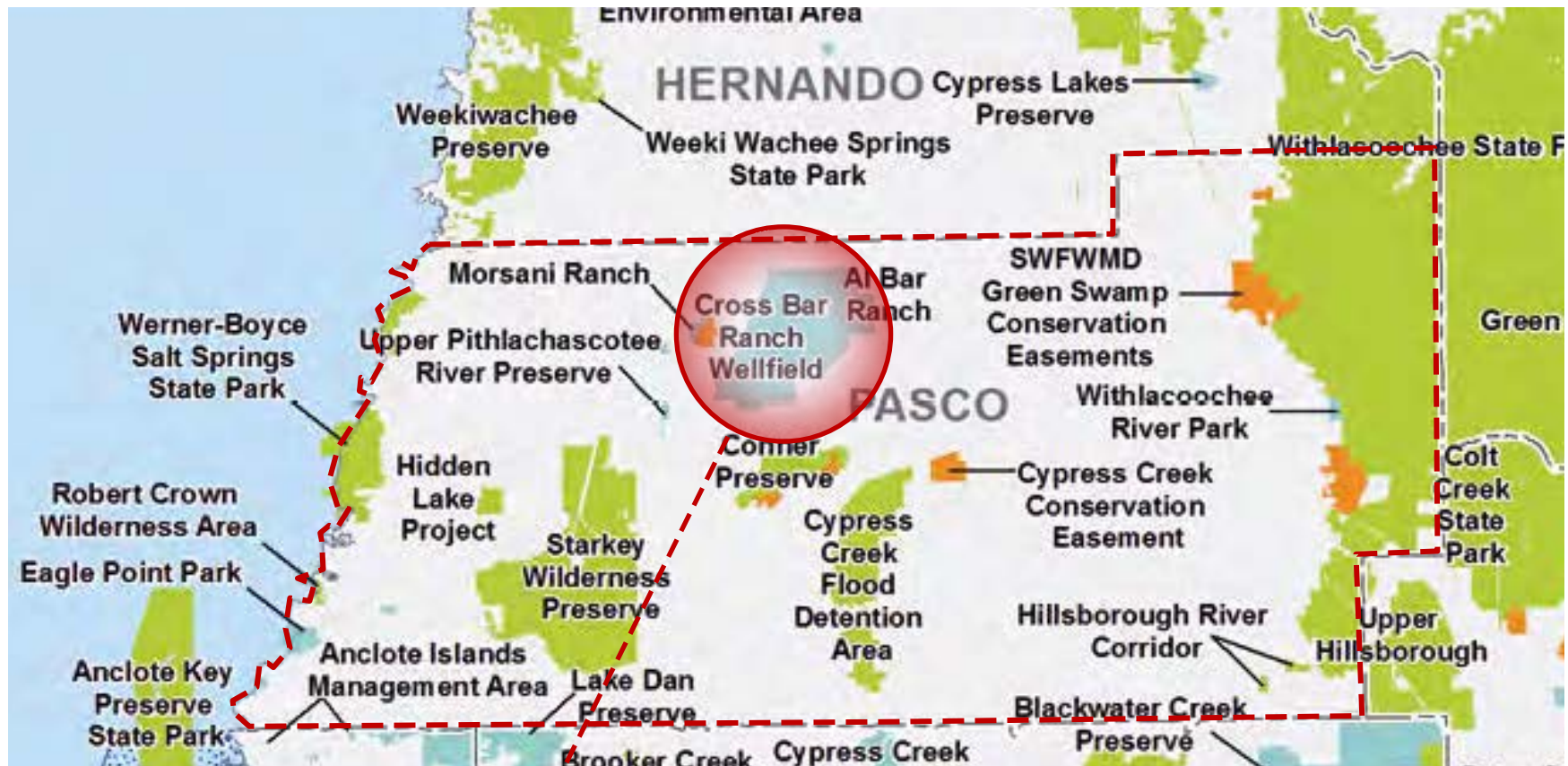
Cross Bar + Al Bar Ranch Opportunities

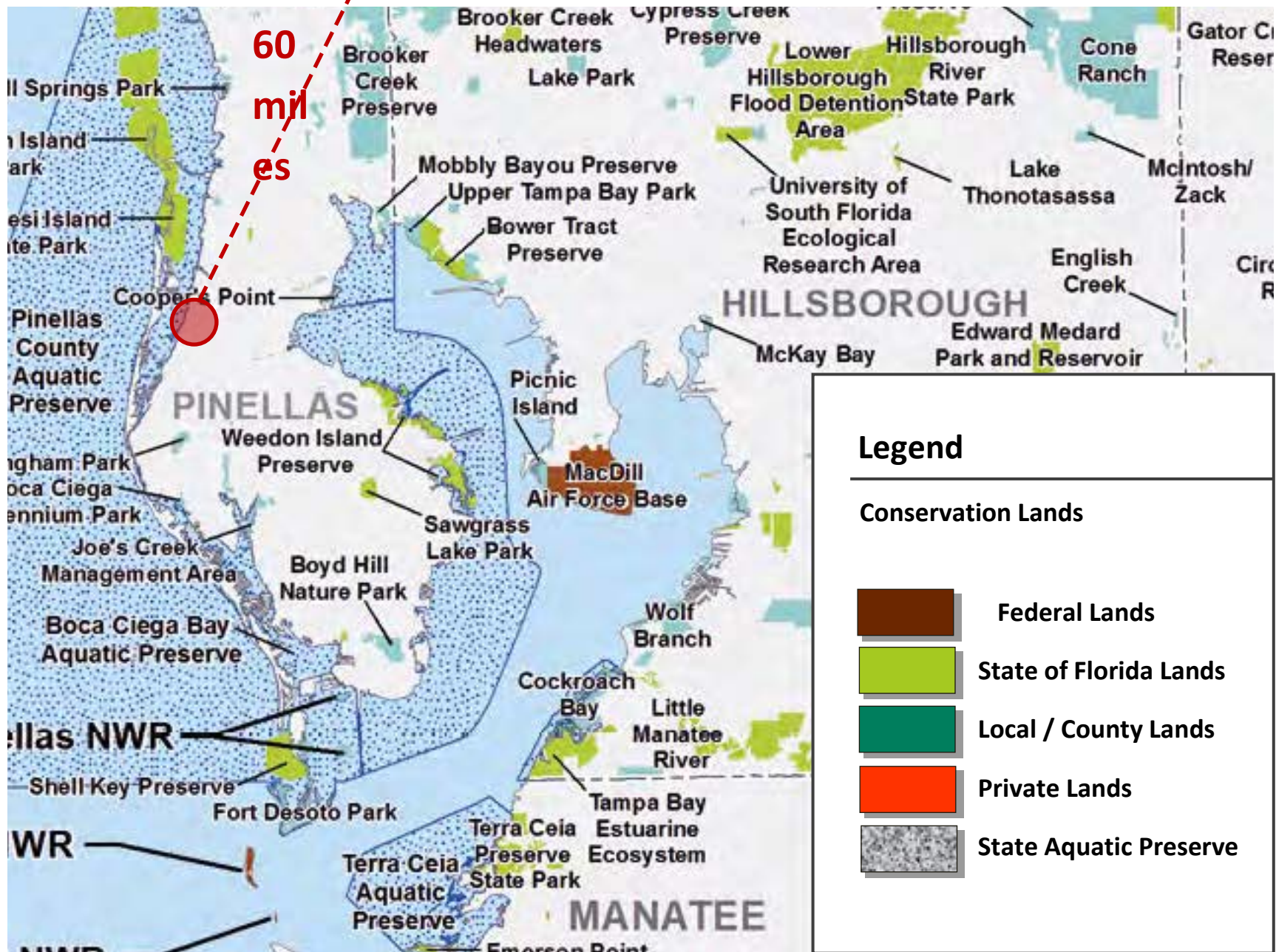


Cross Bar + Al Bar Ranch Opportunities | regional context

Regional Resource Context

Acquisition of Cross Bar + Al Bar builds upon larger regional connectivity of established ecosystems and continuity of watersheds and associated habitats as well as opportunities for passive recreational uses such as trail connections.

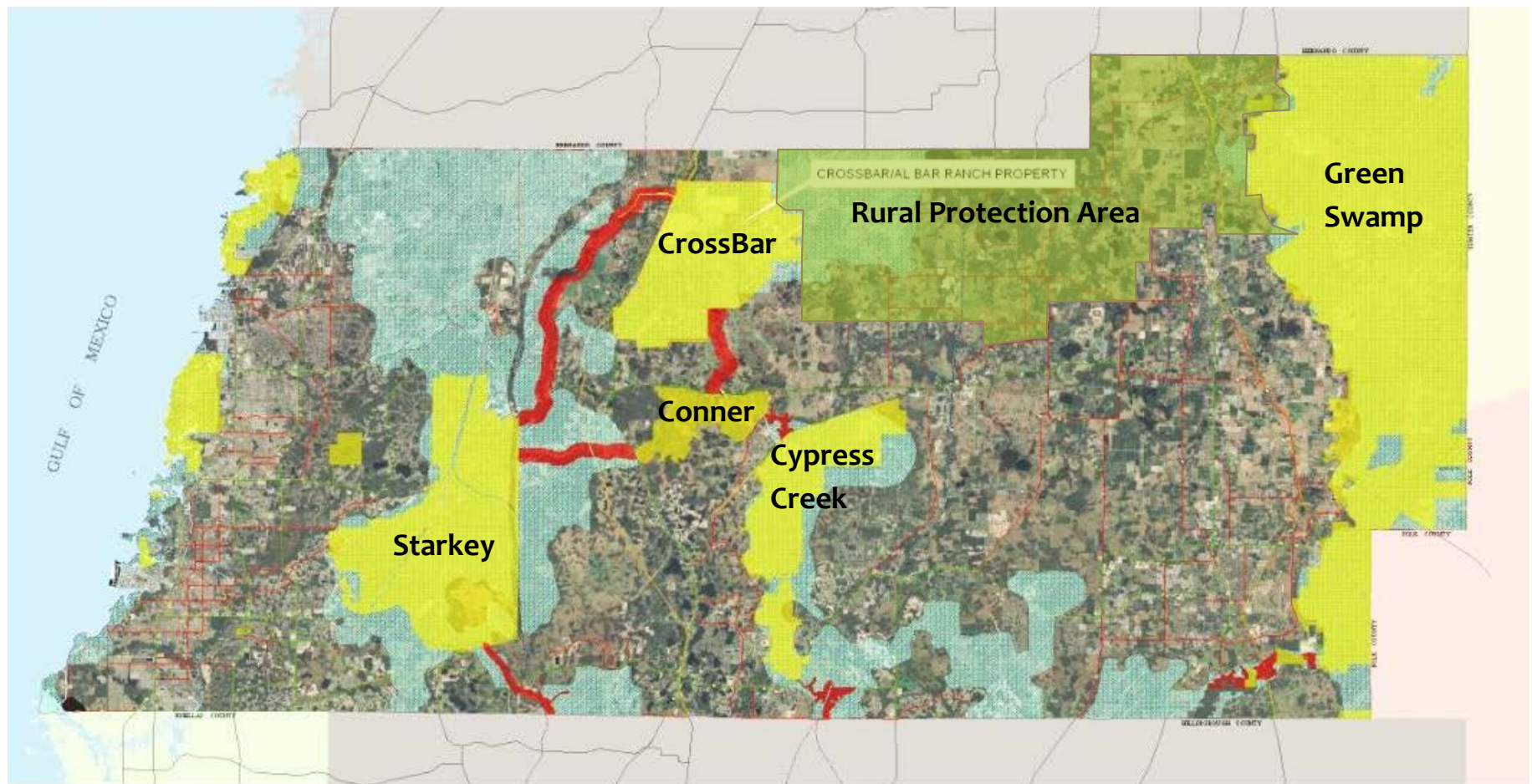




Cross Bar + Al Bar Ranch Opportunities | environmental lands

Environmental Lands Management

The Cross Bar / Al Bar Ranch property is a major component of Pasco County's Conservation Strategy, completing the wildlife corridor circuit between the Starkey Wilderness Preserve, Conner Preserve, and Cypress Creek Preserve.



Cross Bar + Al Bar Ranch Opportunities | environmental lands

Background

- Ranch previously used for cattle + citrus
- Purchased by Pinellas in 1976 for well field development
- Well field began production in 1980
- 17 active municipal water wells on Cross Bar
- Al Bar purchased in 1989
- Currently zoned AC (Agriculture, 1 du/10ac)
- Future Land Use of CON (Conservation)

Forestry

- 4,500 acres planted with 4.2 mil slash pines
- 500 acres planted with long leaf pine
- Pine straw harvesting generates \$3.1 mil.

Environmental Details

- Key element in Pasco Conservation Strategy
- Two wildlife corridors (“Critical Linkages”) begin at the Cross Bar / Al Bar Ranches
- 6,000 acres of wildlife habitat
- 19 different listed species documented onsite
- 1,500 acres of Scrub Jay Habitat Management Area
- Rare native plant communities such as sandhill, scrub, scrubby flatwoods, and wet prairie.

Cross Bar + Al Bar Ranch Opportunities | resource management

Land Management

- Onsite land manager
- Active agricultural operation
- Annual wildlife surveys + habitat enhancement program began in 1992
- Partnership with Audubon to develop Scrub Jay Management Program
- 300 acres of lakes and wetland augmented at 30 separate sites

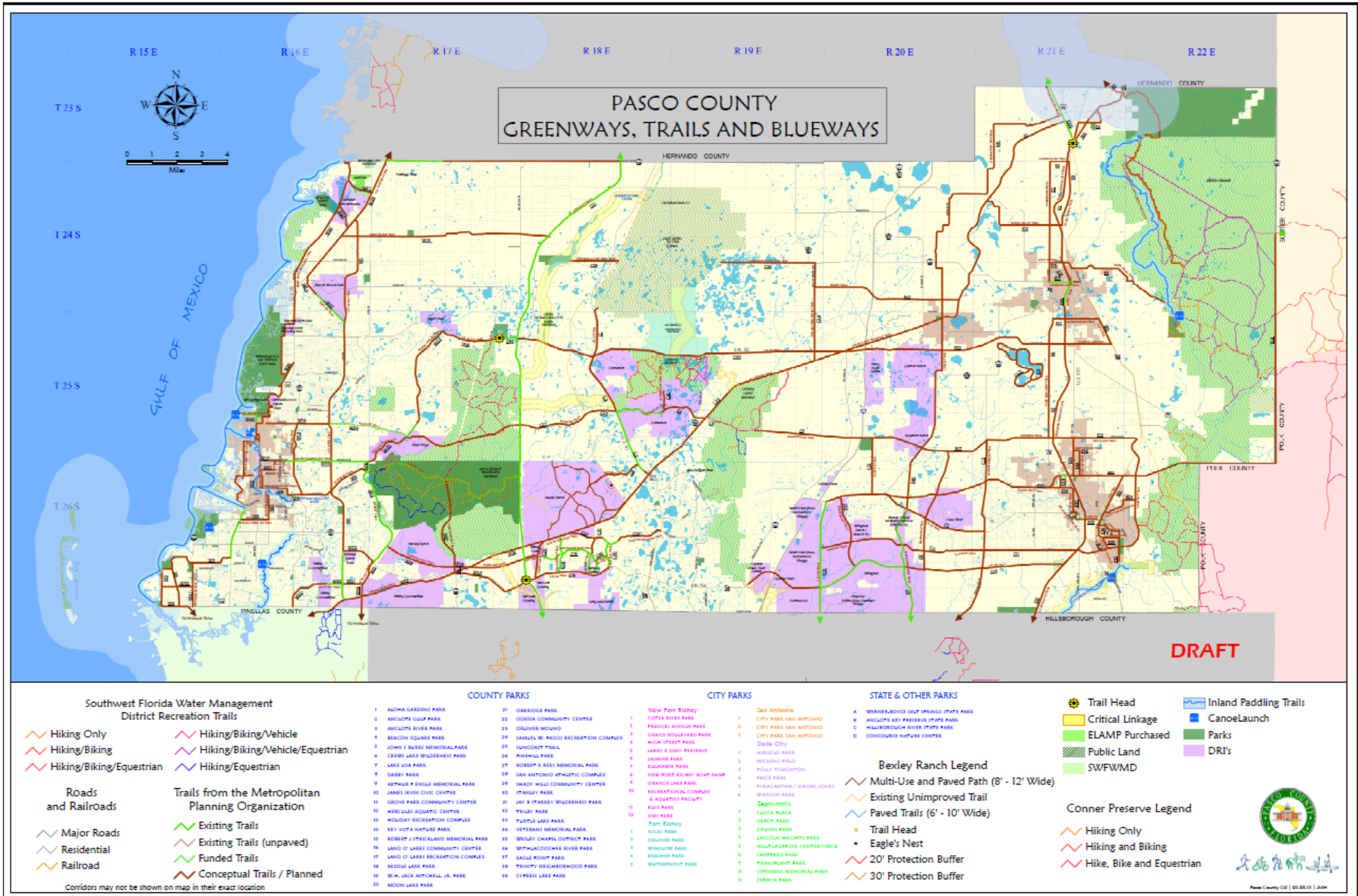
Facilities

- Visitor + Education Center opened 2003
- Multi-Purpose Classroom
- Kitchen + Lunchroom
- 3,000 Pasco students participate annually

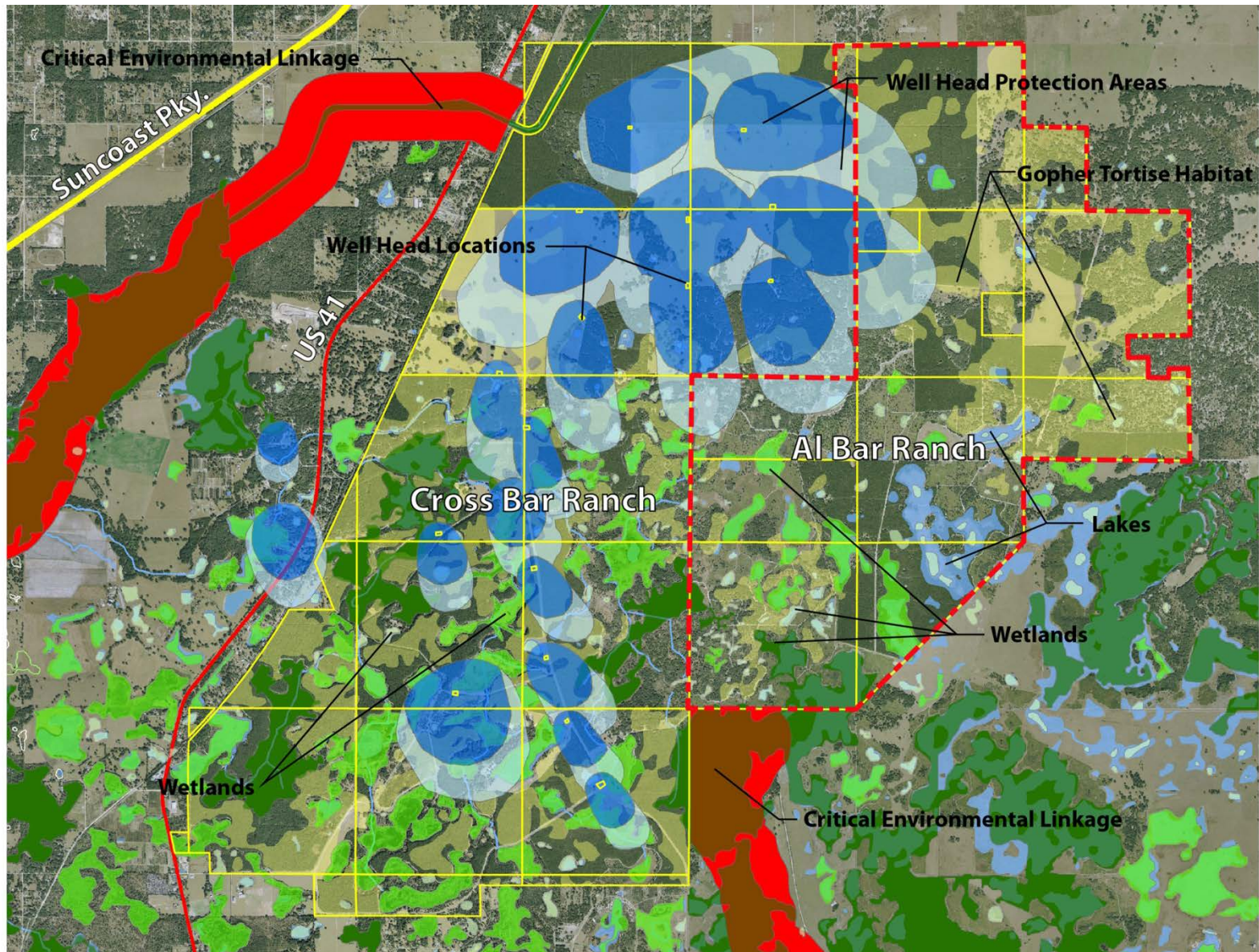
Funding

- Acquisition funds available through Pasco Environmental Lands Acquisition Program (ELAMP)
- Renewal of Penny For Pasco with Commitment to Major Opportunity
- Added to Pasco ELAMP in 2007
- Ranked on Florida Forever list
- State Partnerships (FDEP, SWFWMD)
- Matching funds through RESTORE Act

Cross Bar + Al Bar Ranch Opportunities | resource management



Cross Bar + Al Bar Ranch Opportunities | existing conditions



Cross Bar + Al Bar Ranch Opportunities | acquisition action items

Achieving Common Goals

Pinellas and Pasco share common goals for the Cross-Bar and Al-Bar properties, the key goal being Conservation. The opportunity to achieve these shared goals together can be accomplished with a few simple concepts.

Action Items

- [1]** Agree in concept to Sale
- [2]** Develop MOU with terms + conditions
- [3]** Execute Appraisals
- [4]** Select Acquisition Package
- [5]** Enter Contract
- [6]** Implement

Acquisition Options

- [a]** Purchase CB + AB
- [b]** Purchase AB only
- [c]** Purchase First Right of Refusal
- [c]** Purchase Conservation Easement
- [d]** Enter Lease Purchase Agreement
- [e]** Other Strategy?