

Board of County Commissioners Agenda Request

Date of Meeting: May 3, 2016

Date Submitted: April 13, 2016

To: Honorable Chairperson and Members of the Board

From: Robert M. Presnell, County Administrator
Robert Collins, Building Official

Subject: Consideration of a Park to be Located on Five (5) acres of a 23.82± Acre County Owned Parcel Located at the Southeast Corner of Pat Thomas Parkway and Joe Adams Road

Statement of Issue:

This agenda item is presented to the Board for consideration of developing a park on five (5) acres portion of the 23.82± acre parcel, referred to as Parcel ID No. 3-24-2N-4W-0000-00311-0100, owned by the County. The park would be located in the north eastern corner of the same parcel where the National Guard Armory and the Gadsden County Jail are located at the southeast corner of Pat Thomas Parkway and Joe Adams Road.

Background:

The County continues to expand and to improve the County park system. Over the past ten years, the majority of Gadsden County Parks have been improved through the use of Florida Recreational Development Assistance Program (FRDAP) funding through the Florida Department of Environmental Protection. Most recently, the Pat Thomas Park was increased by thirteen (13) acres leased from the State of Florida (2015) to increase recreational vehicle and tent campsites. In January of 2016, the County authorized the purchase of 25.52± acres in the vicinity of the St. Hebron community (Fantana Trail). The list of County parks and park amenities is included as Attachment #2.

Analysis:

There are no residential areas adjacent to the proposed park. The closest residential is slightly less than one half of a mile west of the site on Joe Adams Road between Reed Street and High Bridge Road and to the west across Pat Thomas Parkway, a four lane divided roadway (See Attachment #1).

Adjacent uses include:

| <u>Direction</u> | <u>Existing Property Use</u> |
|------------------|---|
| North: | Industrial use (SuperValue Warehouse) |
| West: | Public use (County Jail and Armory) |
| East: | Municipal, vacant (City of Quincy) |
| South: | Correctional Institute (State of Florida) |

The site is located within the City of Quincy jurisdictional boundaries. It is located in the Governmental zoning district which does allow parks. Proposed development will be subject to review by the City.

Fiscal Impact:

The County owns the property so there will be no cost for acquisition. Park improvements have been historically funded through grants allocations. Development review fees would be paid to the City of Quincy.

Options:

1. Direct staff to pursue the development of a park on Parcel ID No. 3-24-2N-4W-0000-00311-0100.
2. Do not approve.
3. Board direction

County Administrator's Recommendation:

Option 3

Attachments:

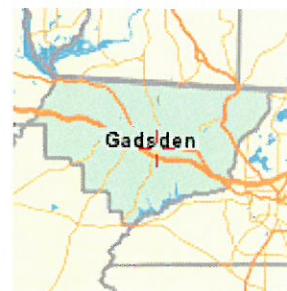
1. Location Map
2. County Parks Existing Conditions



Gadsden County Property Appraiser

Parcel: 3-24-2N-4W-0000-00311-0100 Acres: 23.82

| | | | |
|-------|--------------------------------------|----------------|-----------|
| Name: | GADSDEN COUNTY -NEW JAIL SITE- | Land Value | 595,500 |
| Site: | 2049 PAT THOMAS PKWY | Building Value | 2,489,192 |
| Sale: | | Misc Value | 122,110 |
| Mail: | P O BOX 1799 QUINCY, FL 323531799 | Just Value | 3,206,802 |
| | | Assessed Value | 3,206,802 |
| | | Exempt Value | 3,206,802 |
| | | Taxable Value | 0 |



The Gadsden County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll. PLEASE NOTE THAT THE PROPERTY APPRAISER MAPS ARE FOR ASSESSMENT PURPOSES ONLY NEITHER GADSDEN COUNTY NOR ITS EMPLOYEES ASSUME RESPONSIBILITY FOR ERRORS OR OMISSIONS ---THIS IS NOT A SURVEY---

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Gadsden County Parks

| Name | Acreage | Park Amenities |
|---------------------------------|--------------|---|
| Neighborhood Parks | | |
| Scottstown | 1.6 | 1 Basketball Courts, 1 Shelter. FRDAP granted for playground improvements. |
| Robertsville | 2.0 | 2 Basketball Courts, Playground, 1 Picnic Shelter, 4 Picnic Tables, Restrooms |
| Drake Acres | 1.0 | 1 Basketball Court, Playground, Walking Trail, 1 Picnic Shelter with 4 Picnic Tables |
| Friendship Park | 2.0 | 1 Basketball Court, Playground, Walking Trail, Restrooms, 1 Picnic Shelter & 4 Picnic Tables |
| St. John's Park | 1.0 | 2 Basketball Courts, Playground, Walking Trail, 1 Picnic Shelter & 4 Picnic Tables, Restrooms, Exercise Station |
| Shiloh Park | 2.0 | 1 Basketball Court, Playground, Walking Trail, 2 Picnic Shelters and 12 Picnic Tables, Restrooms |
| Rosedale | 1.0 | 1 Basketball Court, Playground |
| High Bluff Landing | 3.0 | 2 Picnic Tables, 1 Picnic Shelter |
| Total Acres | 13.6 | |
| Community Parks | | |
| Pat Thomas Park | 6.4 | 15 RV Sites, 10 Primitive Campsites, 100 ft. of Boardwalk, 3 Fish Cleaning Stands, Filtered & Chlorinated potable water, 1 Boat Ramp, Play Ground, 20 Picnic Tables, 1 Shelter, 2 Restrooms w/ showers, |
| Pat Thomas Park Expansion | 13.0 | Funding to be applied for to add RV and Campsites. Leased from the State of Florida. |
| Sawdust Park | 5.0 | 1 Basketball Court, 1 Baseball Diamond, 1 Volleyball, Walking Trail, 1 Playground, 2 Shelters, 12 Picnic Tables, Restrooms |
| Eugene Lamb Park | 6 | 1 Basketball Court, Exercise Stations and Walking Trail, Playground, Soccer Field, 1 Picnic Shelter, 6 Picnic Tables, Restrooms |
| St. Hebron Park (Fantana Trail) | 25.52 | Purchase by the County 2016. Grant Funding to be applied for |
| Total Acres | 55.92 | |

SOURCE: FRDAP Applied for; **FRDAP Granted; Neighborhood, Community and Regional Parks are described in the ROS data and analysis.

Level of Service Analysis

| Facility Type | # Existing Parks | LOS - Minimum Required Park Area/ Population | LOS- Required Park Area (acres) ¹ | Existing Park Area (acres) |
|-------------------|------------------|--|--|----------------------------|
| Neighborhood Park | 8 | 2 acres per 5,000 | 12.0 | 13.6 |
| Community Park | 3 | 20 acres per 10,000 | 60.0 | 55.92 ³ |
| State Parks | | | | 19,421 ² |
| Total | 11 | | 72.0 | 19,465 |

¹: Based on 04/01/15 Bureau of Economic and Business research unincorporated county population of 30,002

²Florida Outdoor Recreation Inventory (FORI), FDEP, August 4, 2015.

³ Includes Pat Thomas Park Expansion and St. Hebron (Fantana Trail). Total 69.52 acres.