

The Trust for Public Land

Manatee County, Florida Conservation Finance Program Recommendations

June 16, 2020

The logo for The Trust for Public Land, featuring a green square background with the text "THE TRUST FOR PUBLIC LAND" in white, stacked vertically.

THE
TRUST
FOR
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LAND

Manatee County Feasibility Study

- The Trust for Public Land
- Our Conservation Finance Program
- Manatee County Program Recommendations
- Next Steps

What is the Trust for Public Land's Conservation Finance Program?

We create and protect new public funding for land conservation, parks, and restoration through research, design, and passage of ballot measures and legislation and serve as thought leaders in the field.

Our Track Record: 575 wins, 82% Yes, \$80 billion created,
over 100 million Yes Votes



Recent TPL Ballot Measures in Florida (32 for 38)

Jurisdiction Name	Date	Mechanism	Result	% Yes	Amount
Cape Coral	11/6/18	Bond	Pass	54%	\$60 million
Doral	11/6/18	Bond	Pass	53%	\$150 million
New Smyrna Beach	11/6/18	Bond	Pass	75%	\$15 million
Sarasota County	11/6/18	Bond	Pass	71%	\$65 million
Alachua County	11/8/16	Sales tax	Pass	60%	\$42 million
Brevard County	11/8/16	Sales tax	Pass	62%	\$334 million
Lee County	11/8/16	Property tax	Pass	84%	-
Florida Water and Land Constitutional Amendment #1	11/4/14	Constitutional Amendment	Pass	75%	\$18-22 billion
Tavares	3/6/12	Bond	Pass	75%	\$2.4 million
Ormond Beach	8/24/10	Bond	Pass	59%	\$5 million
Taveres	11/2/10	Bond	Fail	46%	-
Alachua County	11/4/08	Sales tax	Pass	50%	\$20 million
Flagler County	11/4/08	Property tax	Pass	65%	\$40 million
Hillsborough County	11/4/08	Bond	Pass	79%	\$200 million
North Bay Village	1/29/08	Bond	Pass	63%	\$9.4 million
St. Augustine Beach	8/26/08	Bond	Pass	61%	\$7 million
St. Johns County	11/4/08	Sales tax	Fail	45%	-
Martin County	11/7/06	Sales tax	Pass	55%	\$30 million
Seminole County	11/7/06	Property tax	Fail	49%	-

Manatee County Technical Assistance Request



MANATEE COUNTY FLORIDA

March 26, 2019

Mr. Will Abberger
Vice President, Director of Conservation Finance
The Trust for Public Land
306 N. Monroe Street
Tallahassee, FL 32301

Dear Mr. Abberger:

The Manatee County Board of County Commissioners requests technical advice and assistance from The Trust for Public Land in connection with our efforts to develop and sustain reliable, ongoing sources of funding for land conservation.

As part of your advice and assistance, we understand you will conduct research with affected groups to develop recommendations for the Manatee County Commission on strategies for supporting dedicated, ongoing sources of public funds for land conservation.

We are interested not only in the factual information that you can provide, but also your opinions and recommendations on public funding measures available to us and strategies to enact such measures. That would include understanding the public's priorities and attitudes concerning land preservation, water quality and natural areas—including parks, trails, and fish and wildlife habitat—and how the public would respond to different methods of presenting those issues.

Information provided to the County Commission will be public record as a matter of law. This request does not in any way commit public funds to the efforts of The Trust for Public Land related to this request, nor does it require public disclosure of any confidential information of either organization.

Board of County Commissioners
1112 Manatee Avenue West, Bradenton, FL 34205
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PRISCILLA TRACE REGGIE BELLAMY STEPHEN JONSSON MISTY SERVIA VANESSA BAUGH CAROL WHITHORE BETSY BENAC
District 1 District 2 District 3 District 4 District 5 At Large At Large



Feasibility Research

Finance options
Conservation priorities
Fiscal capacity
Political profile
Election history
Election requirements
Ballot language requirements
Pathways to the ballot
Best practices

Manatee County Partners



Manatee County Funding Options

- General Obligation Bonds
- Bonds with Additional Property Tax for Operations
- Sales Tax

General Obligation Bonds

Manatee County Bond Financing Estimates						
Bond Issue	Interest Rate	Maturation (Years)	Annual Debt Service	Total Taxable Value*	Mill Increase	Annual Cost for Average Single Family Home**
\$25,000,000	4%	20	\$1,839,544	\$33,338,703,000	0.0552	\$11
\$50,000,000	4%	20	\$3,679,088	\$33,338,703,000	0.1104	\$21
\$75,000,000	4%	20	\$5,518,631	\$33,338,703,000	0.1655	\$32
\$100,000,000	4%	20	\$7,358,175	\$33,338,703,000	0.2207	\$43
*Manatee County CAFR Fiscal Year Ended September 30, 2018						
**Average single family residential taxable value = \$193,378 (Florida Department of Revenue Ad Valorem Valuation and Tax Data Book, Parcel Count Report)						



Bonds with Additional Property Tax for Operations

Manatee County Estimated Revenue & Cost of Millage Increase			
Mill Levy Increase	Total Taxable Value*	Annual Revenue	Annual Cost for Average Single Family Home**
0.10	\$33,338,703,000	\$3,333,870	\$19
0.15	\$33,338,703,000	\$5,000,805	\$29
0.20	\$33,338,703,000	\$6,667,741	\$39
0.25	\$33,338,703,000	\$8,334,676	\$48
0.30	\$33,338,703,000	\$10,001,611	\$58
<i>*Manatee County CAFR Fiscal Year Ended September 30, 2018</i>			
<i>**Average single family residential taxable value = \$193,378 (Florida Department of Revenue Ad Valorem Valuation and Tax Data Book, Parcel Count Report)</i>			



Program Recommendations

Funding Mechanism, Duration, and Amount: 0.15 mill property tax for twenty years and authorization for up to \$50 million General Obligation Bond. (Bonds with additional property tax authority for operations.)

Purposes: Protect drinking water sources, protect the water quality of bays, rivers, and creeks, conserve land to prevent polluted storm water runoff from flowing into bays, rivers, and creeks, acquire and preserve fish and wildlife habitat, provide natural floodwater storage to help reduce flooding, conserve natural areas, provide parks, and manage environmentally significant lands and parks.

Program Recommendations

Accountability Measures: Full public disclosure of how the funds are spent and annual public audit of how funds are spent. Acquisition through willing seller negotiations, with transparency of expenditures monitored through advisory committee consultation.

Election timing: November 3, 2020 general election.

Park and Land Conservation Ballot Measure Results During COVID-19

Jurisdiction Name	Date	Mechanism	Result	% Yes	Amount
Casselberry, FL	March 17	Bond	Pass	68%	\$24 million
West Palm Beach, FL	March 17	Bond	Pass	82%	\$30 million
Fruita, CO	April 7	Lodging tax	Pass	60%	\$2.6 million
Berthoud, CO	April 7	TABOR	Pass	62%	\$367,000
Summit County, OH	April 28	Property tax	Pass	73%	\$204 million
Bozeman, MT	May 5	Property tax	Pass	61%	\$60 million
Ayer, MA	June 2	Property tax	Pass	55%	\$3 million

2020 Land Conservation Ballot Measures in Florida

Jurisdiction Name	Date	Mechanism	Amount
Nassau County	Nov. 3	Bond	\$30 million
Collier County	Nov. 3	Property tax	\$287 million
Volusia County	Nov. 3	Bond	\$100 million

Next Steps

- Request county staff to prepare ballot language and resolution for July 28 meeting
- Citizens begin campaign planning and fund raising
- Staff works with TPL to draft ballot language and resolution
- July 28 County Commission meeting: final consideration to refer measure to the ballot

Questions?

The Trust for Public Land's Conservation Finance Program

Will Abberger

Vice President

Director Conservation Finance

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The Trust for Public Land

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