

# **Preservation Project Jacksonville**

**A Model for Creating a Park  
System and Managing Growth**

**ESRI 2007 Southeast Regional User Group  
May 3, 2007**



# PRESERVATION PROJECT JACKSONVILLE

- **Protecting our resources**
- **Developing partnerships**
- **Improving quality of life**

# Agenda

- Background
- PPJ Accomplishments
- Partnerships
- Greenway Plan
- Acquisition
- Master Planning
- Design



# Background

**In January 1999, Jacksonville Mayor John Delaney created the**

## *Preservation Project Jacksonville*

- Land acquisition program
- Goal to acquire 10 to 20 square miles of developable land in five years
- All Preservation Project lands would be open to the public ASAP

# Mission

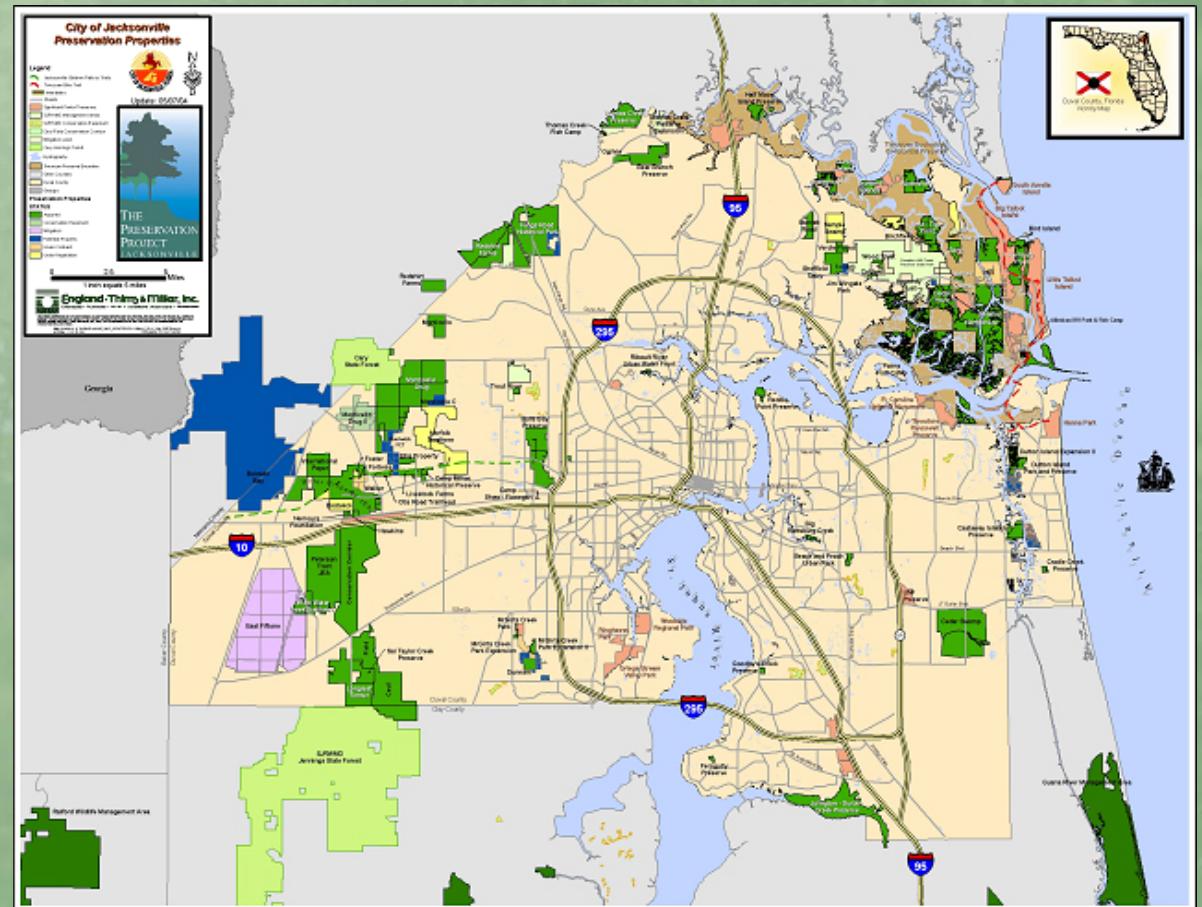
**To create public access to the City's vast natural areas by directing growth away from environmentally sensitive lands and, at the same time, protecting imperiled natural resources.**

# Goals

- Nation's largest urban park system
- Eco-tourism

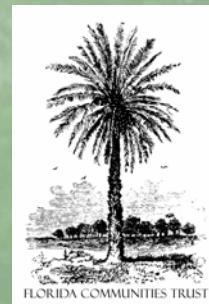
# PPJ Accomplishments

- 31 square miles
- 50,000 acres acquired
- 90 transactions



# Partnerships

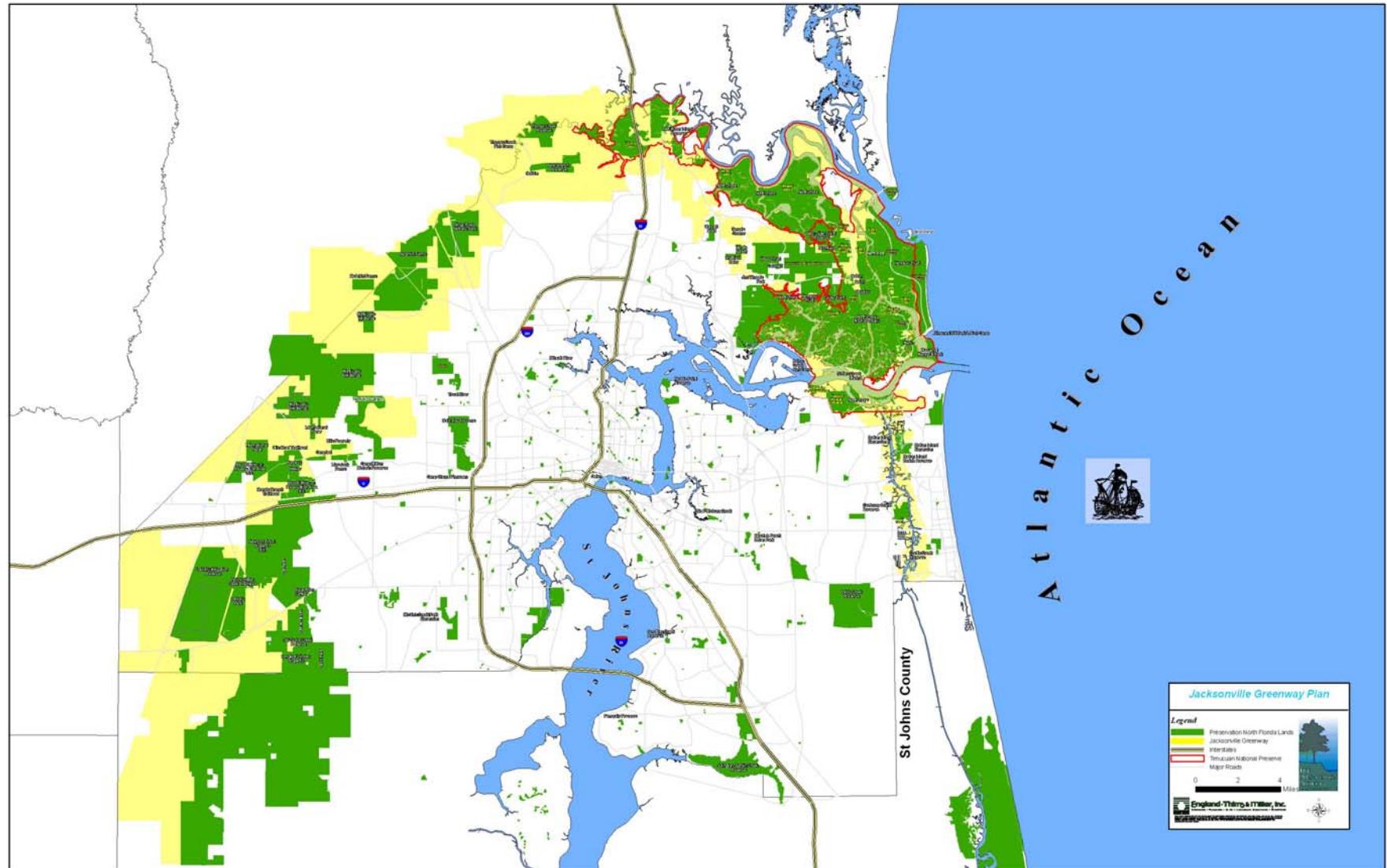
- Strategic network of partners to help meet Preservation Project goals
- More than a dozen partnerships assist with land acquisition
- An expanding network ensures consistent land management.
- Each partnership is unique.





Timucuan Trail Partnership

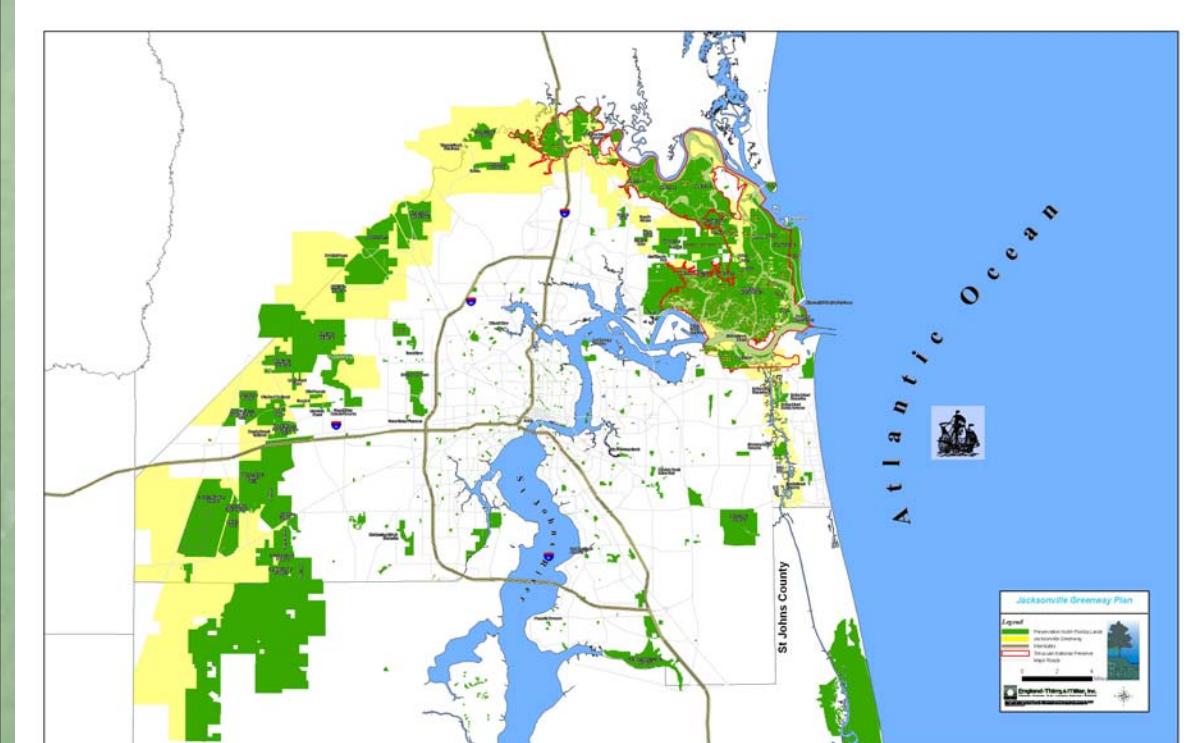
# Greenway Plan



# Greenway Plan

## Corridors

- Large landscape parks that connect state forests, national parks or state parks
- Experience the best of “Old Florida.”
- Opportunities to develop parks with trails, camping and other outdoors activities in areas untouched by development



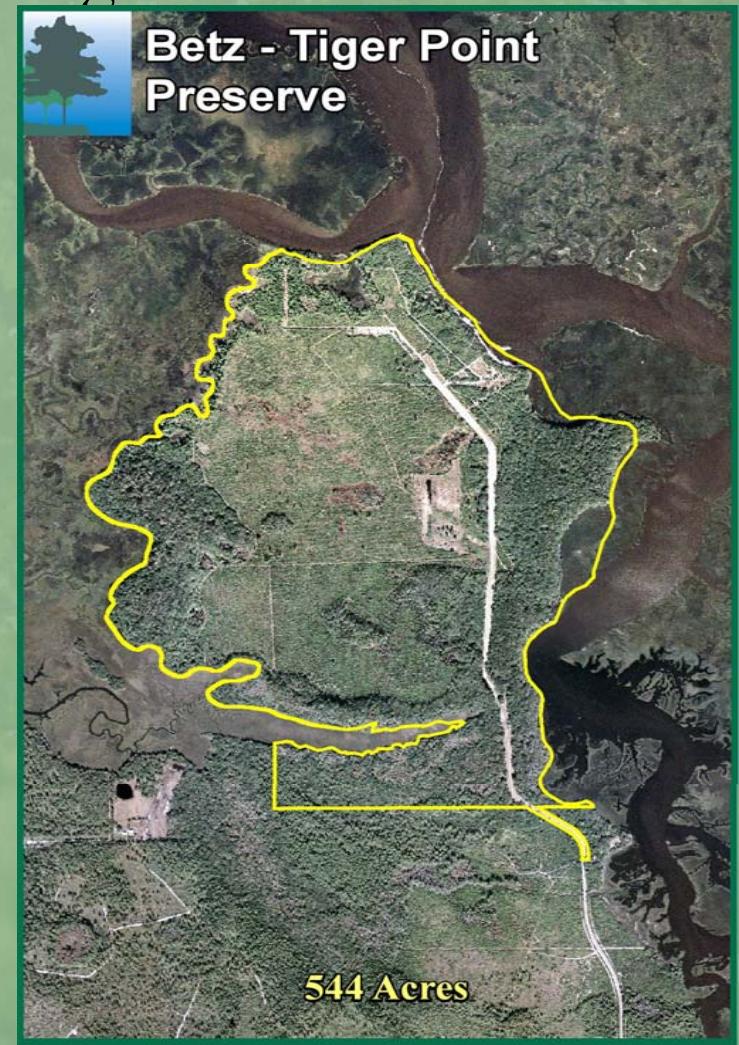
# Acquisition

- Property Identification
- Information Organization
- Property Support
- Funding

# Acquisition

## Potential Property Identification

### Corridor Park Example – Betz Tiger Point Preserve

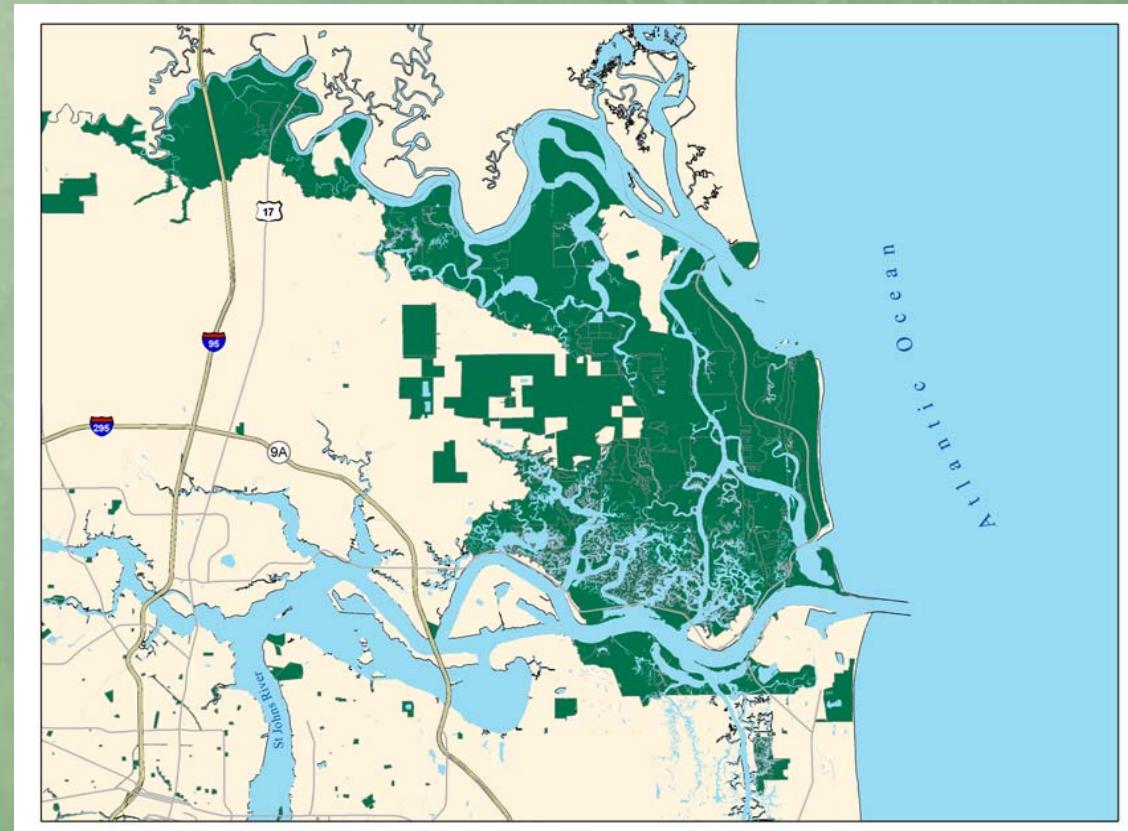


# Acquisition

## Potential Property Identification

### Corridor Park Example – Betz Tiger Point Preserve

- Greenway Plan
- Timucuan Preserve
- Partnership

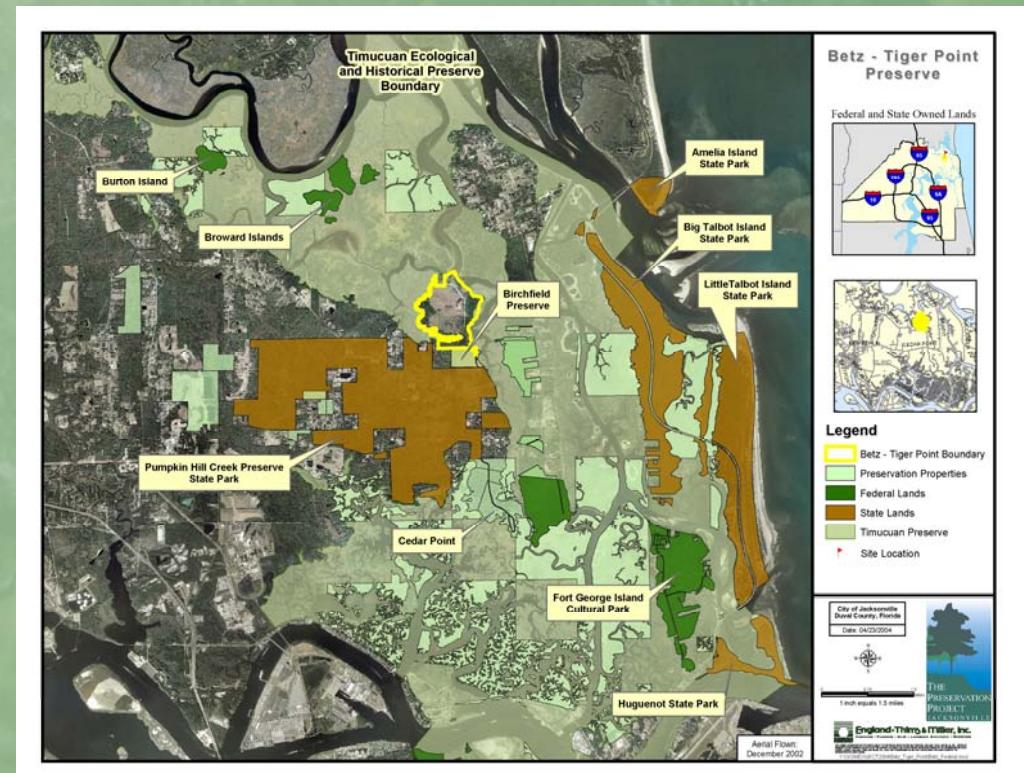


# Acquisition

## Potential Property Identification

### Corridor Park Example – Betz Tiger Point Preserve

- Existing Public Land

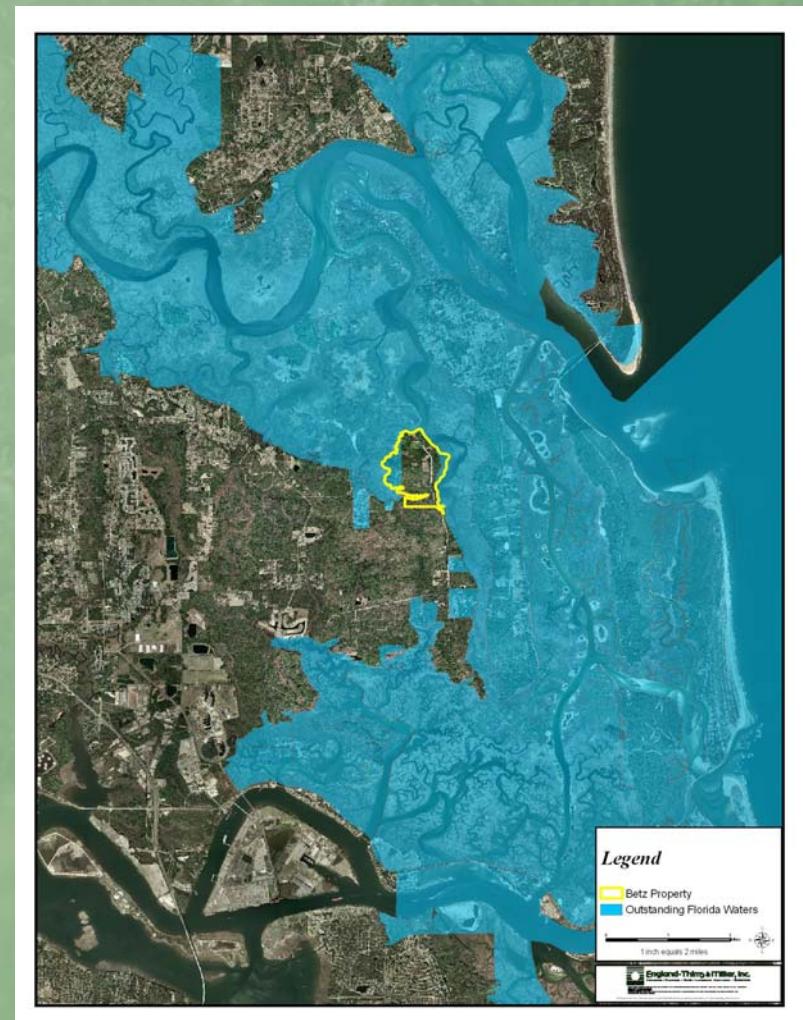


# Acquisition

## Potential Property Identification

### Corridor Park Example – Betz Tiger Point Preserve

- Large Tract of Land
- Along Waterway
- Environmentally Sensitive
- Within OFW Area

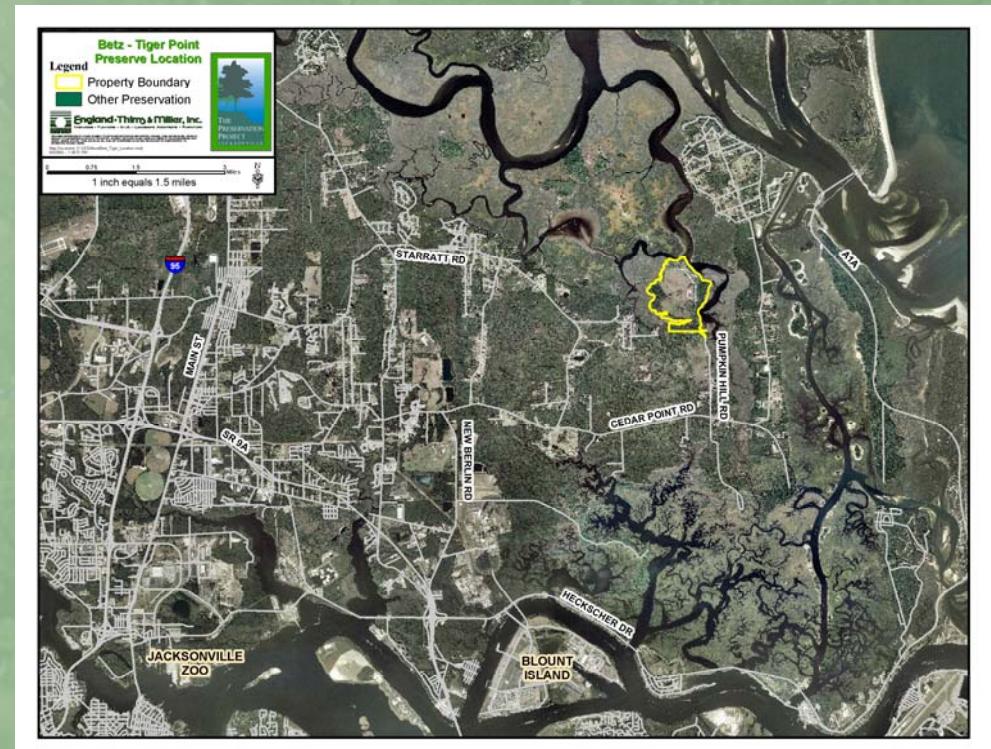


# Acquisition

## Potential Property Identification

### Corridor Park Example – Betz Tiger Point Preserve

- Immediate threat of development



# Acquisition Property Information Organization

- Database
- GIS
- Maps

Preservation Project Tracking - Aquisition View

Preservation Sites

Grouping	Main Project	Name	Project Status	Manager	Total Acr	Alias
Cary/Jennings Connector	Camp Milton Historic Pres	Camp Milton- Garner	Acquired	PPJ	85	part of Camp Milton
Cary/Jennings Connector	Camp Milton Historic Pres	Camp Milton Main Project	Park	PPJ	155.5	
Cary/Jennings Connector	Camp Milton Historic Pres	Campbell	Acquired	PPJ	18.69	
Cary/Jennings Connector	Camp Milton Historic Pres	Old Plank Land Trust	Acquired	PPJ	20.674	part of Camp Milton
Cary/Jennings Connector	Camp Milton Historic Pres	Revels	Pending City Council	PPJ	2.99	
Cary/Jennings Connector	Cary/Jennings Connector	Baldwin Bay	Eligible projects	PPJ	7000	
Cary/Jennings Connector	Cary/Jennings Connector	Bostwick FCT	X- Ineligible or Not-Approved	PPJ	425.6	
Cary/Jennings Connector	Cary/Jennings Connector	East Fittone	Pending eligibility and review	PPJ	4878	
Cary/Jennings Connector	Cary/Jennings Connector	Ellis	Pending City Council	PPJ	108.5	
Cary/Jennings Connector	Cary/Jennings Connector	Forbess	Pending eligibility and review	PPJ	77.94	
Cary/Jennings Connector	Cary/Jennings Connector	Foster	Pending eligibility and review	PPJ	39.89	
Cary/Jennings Connector	Cary/Jennings Connector	International Paper	Eligible projects	PPJ	825	IP or Ware
Cary/Jennings Connector	Cary/Jennings Connector	Krieg Dairy	Eligible projects	PPJ	563.39	
Cary/Jennings Connector	Cary/Jennings Connector	Livestock Farms	Pending City Council	PPJ	121.55	
Cary/Jennings Connector	Cary/Jennings Connector	Mecklenburg Dairy	Eligible projects	PPJ	739.94	
Cary/Jennings Connector	Cary/Jennings Connector	Red Shirt Farms	Acquired	SJRW/M	658.44	
Cary/Jennings Connector	Cary/Jennings Connector	Scarborough Conservation	Eligible projects	PPJ	580	
Cary/Jennings Connector	Cary/Jennings Connector	Walker	Eligible projects	PPJ	125.87	
Cary/Jennings Connector	Cary/Jennings Connector	West Jacksonville Greenway	Park	PPJ	0	
Cary/Jennings Connector	Cecil Field Connector	Cecil Field	Acquired	JEDC/JP	5366	
Cary/Jennings Connector	Cecil Field Connector	Miller	Acquired	JEA	1983.5	
Cary/Jennings Connector	Cecil Field Connector	Peterson tract	Acquired	JEA	2865.91	
Cary/Jennings Connector	Hart Heritage Park	Hart Heritage Park	Park	PPJ	70.388	
Cary/Jennings Connector	Hart Heritage Park	Home (Bulls Bay Addition)	X- Ineligible or Not-Approved	PPJ	73.07	

Import

Contr: MBRC Ovrsig BT CIP Legisla City Cou Legisla First R TEE C Financ RCD C PH+S Secon Final Due Dili Title Surve ESA MHW Closing Mayor

# Acquisition Property Support

- Councilperson in District
- Councilpersons
- Approve for Acquisition

**City Council Fact Sheet**

**Betz - Tiger Point Preserve**

Group: Urban Greenways  
Main Project: Ribault River Preserve



**Preservation Project Goals:** To acquire approximately 36 acres of environmentally sensitive land along the Ribault River in accordance with the Preservation Project goals. The project will be paid for with Better Jacksonville Plan preservation funds. The City of Jacksonville was approved reimbursement of the purchase price from the Florida Communities Trust on November 30. The property was zoned and subdivided or residential development. The acquisition will save an important piece of waterfront property in a heavily developed area. The property will be used for passive park activities and restored.

**Location:** off Dogwood Rd and Clyde Dr, on Ribault River  
**Council District:** 10 and 8  
**Property Numbers:** 26 Parcels, 3 owners  
**Zoning:** RLD-G  
**Land Use:** LDR  
**Development potential:**  
**Urban service area:** Urban  
**Total Acres:** 36.00  
**Upland Acres:** 0.00  
**Wetland Acres:** 0.00  
**Owner of Record:** Connors Family Trust, Diversified Invest., Alcon

Project cost/value:	\$451,289.50
Appraised value:	\$430,000.00
Asking Price:	\$430,000.00
Contract Price:	\$430,000.00
Cost per acre:	\$15,320.91

**Purchased:**  
**Purchase Price (\$):**  
**Property Assessment:**

**Mayor's Oversight Commission Status:** 0      **Commission Approval Date:**

**Preservation Score:** 8  
**Consultant:** Trust for Public Land  
**Funding Comment:** 40% FCT- \$180,515.80; 60% Local - \$270,773.70

Wednesday, May 02, 2007

# Acquisition Funding

- Partnerships
- BJP fund and other monies
- Grants

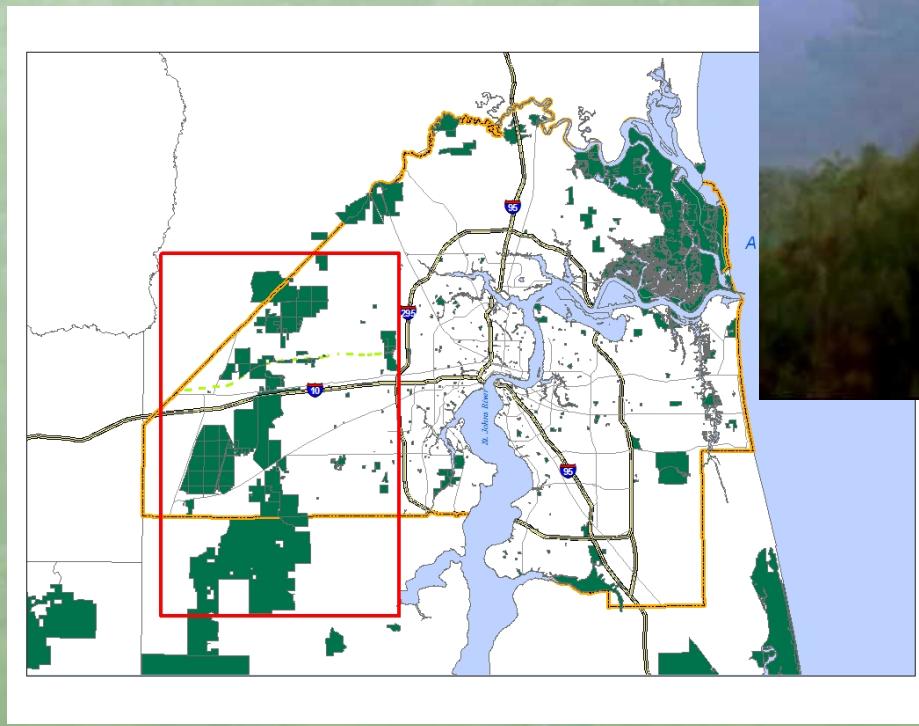
# Acquisitions Grants

- Florida Communities Trust Acquisition Grant
- Flood zones
- Historic sites on property or within a quarter mile
- Connection to existing public park land
- Connection to a trail
- Adjacent to Outstanding Florida Water
- In low income neighborhood
- Revitalization neighborhood
- Urban service area
- FFWCC Strategic Habitat Conservation Area
- FNAI Locally Significant Natural Area
- Wellfield protection zone
- Other special areas

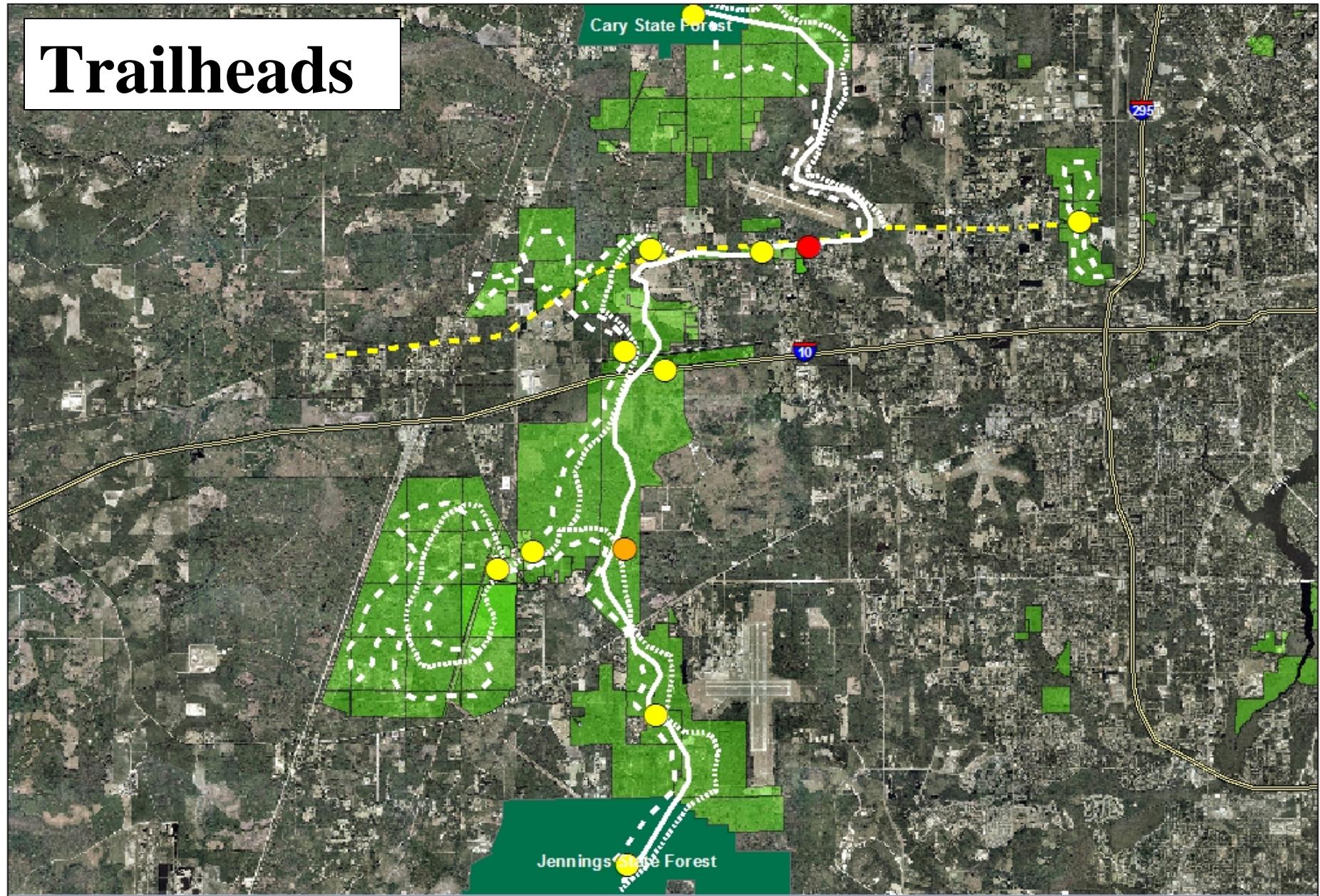
# Acquisition FCT Grant Funding

- Almost 20 grant applications
- 12 million in awards (FCT)

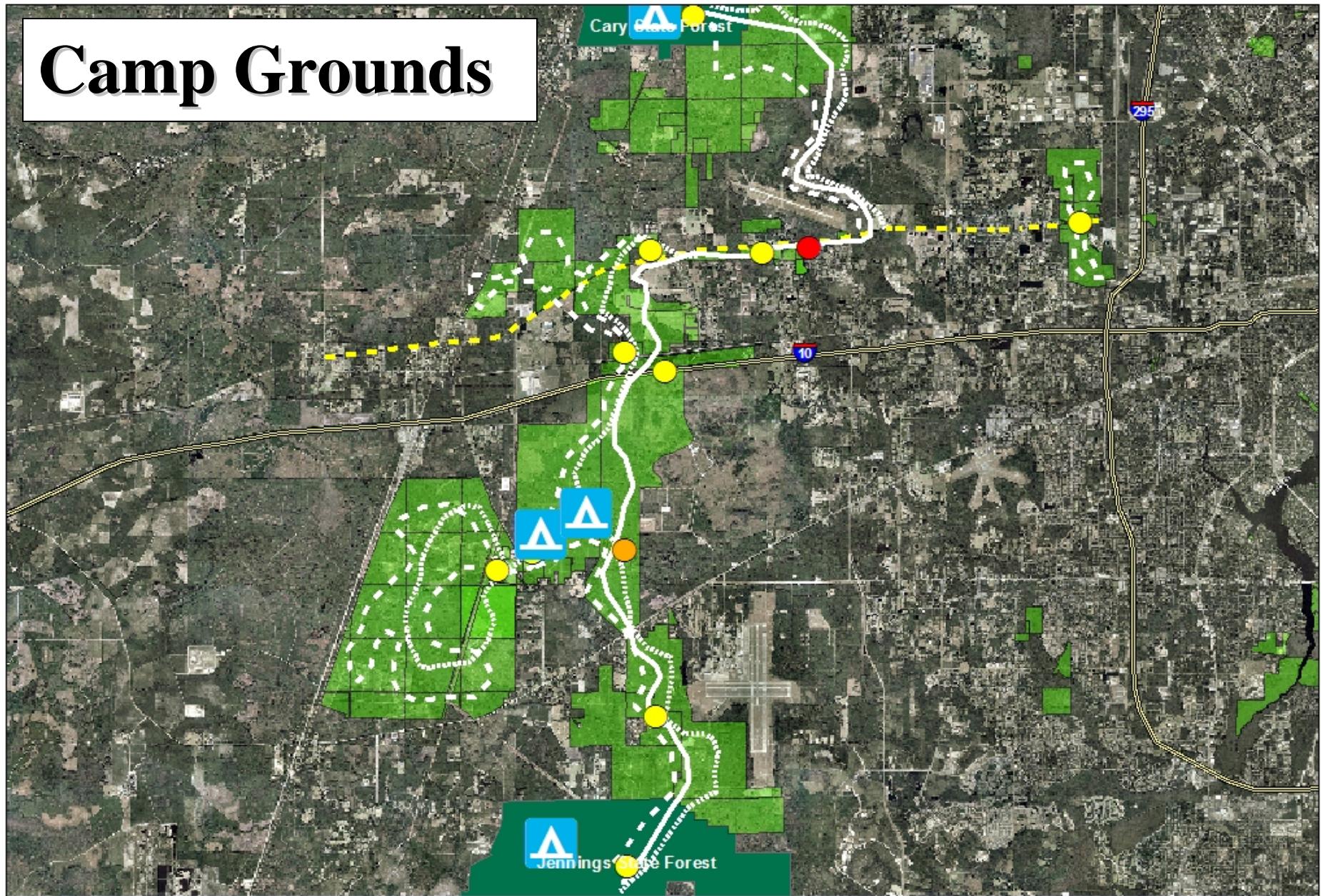
# Master Planning



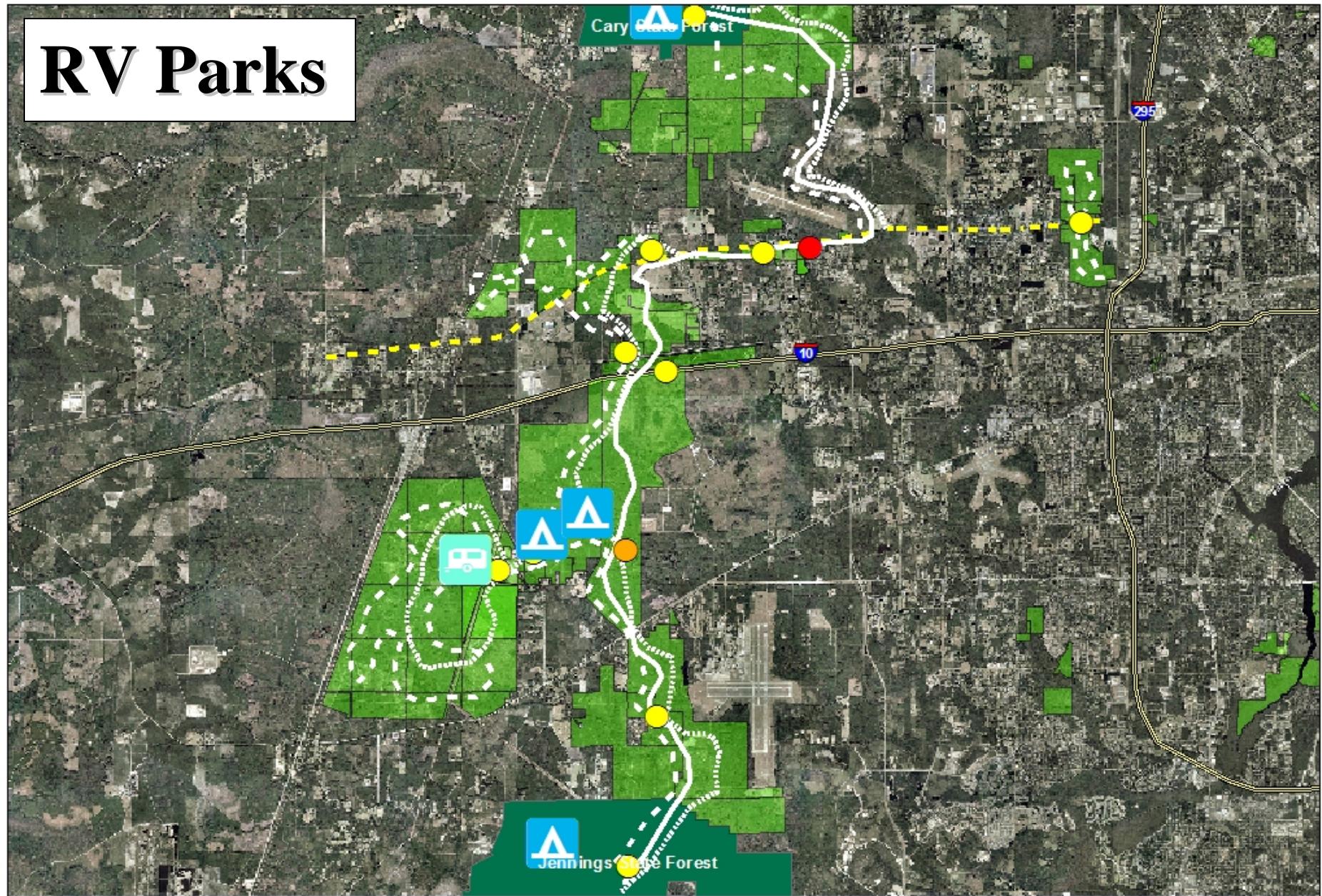
# Trailheads

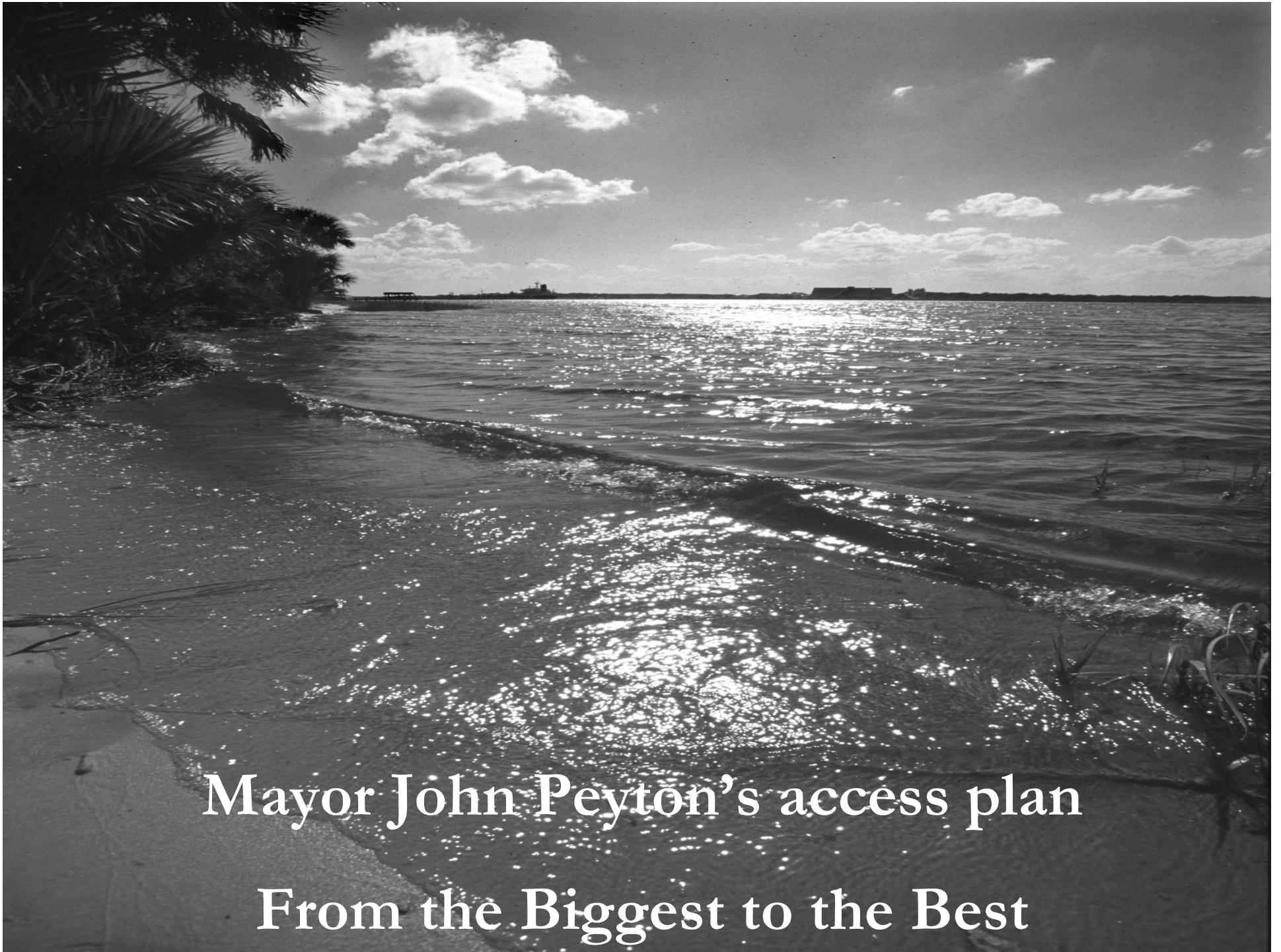


# Camp Grounds



# RV Parks





Mayor John Peyton's access plan

From the Biggest to the Best

# **From Acquisition to Design**

## **GIS the Key**

- From the Biggest to the Best
- Construction complete for three parks
- Construction in progress for two parks
- Design in progress for six parks
- Design proposals for additional phases and additional parks

# Castaway Island Preserve

Recipient of Florida ASLA Honor Award 2005

Recipient of Florida Planning and Zoning Association Env. Award



- Education Center
- Overlook Pavilion
- Picnic Area
- Canoe Launch
- Nature Trail with Interpretive Panels

# Castaway Island Preserve



*Site Aerial*

# Castaway Island Preserve



*Educational Pavilion*

# Castaway Island Preserve



*Picnic Area*

# Castaway Island Preserve



*Lookout Pavilion*

# Castaway Island Preserve



*View of Canoe Launch from Lookout Pavilion*

# Castaway Island Preserve



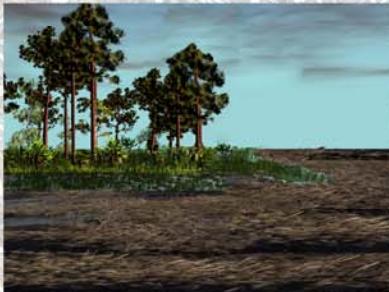
*Interpretive Trail*

# Castaway Island Preserve

## History of Castaway Island Preserve

### The natural landscape

When French and Spanish explorers arrived in northeast Florida, Castaway Island was just one small piece of a vast natural landscape. This landscape primarily consisted of pine flatwoods forests and tidal marshes with no roads, houses, stores or bridges.



Pine flatwoods and tidal marshes

### Pine flatwoods forests

Pine flatwoods are broken into three types: wet flatwoods in low areas, mesic flatwoods in higher areas and scrubby flatwoods which are slightly raised areas within the mesic flatwoods.

### Tidal marshes

Tidal marshes are water bodies that are connected to the ocean via rivers and streams. The water levels vary with the rise and fall of the ocean tides. This natural landscape supports a variety of plant and animal life including fish and many salt tolerant grasses.

### The built landscape

After discovering present day Florida, the first explorers of our country began building homes and communities. After hundreds of years of development we have a much different landscape today. During the Cuban Missile Crisis in the early 1960's, Castaway Island was developed into a trailer park to provide housing for many navy families. The park's name was Pablo Palms and there was a swimming pool, an office and a laundry room.



Pablo Palms pool and entrance area circa 1965

### Survival of the natural landscape

Pablo Palms was sold in the 1970's and ceased to be a trailer park. Over the years the trailers were removed, and The Preservation Project purchased the property in 2000. Today much of the park has returned to woods and marsh ensuring the survival of the natural landscape.



Aerial view of Castaway Island Preserve

Survival of the  
natural landscape

*Interpretive Panel, Site History*



History

Growth

Vision

# Preservation Project Jacksonville

