

# Park Land Acquisition

## METHODOLOGY

Based on the Vision developed through this Master Planning process, in order to extend appropriate access and level of service to the currently unserved residential areas within Alachua County, it is anticipated that the following park land should be acquired:

### Neighborhood Parks (min. 5 acres)

- 2 - Urban Neighborhood Parks (within Urban Cluster)
- 4 - Rural Neighborhood Parks (outside Urban Cluster)

### Community Parks (min. 20 acres)

- 5 - Rural Community Parks (outside Urban Cluster)

A land price analysis was developed to determine land acquisition cost in Alachua County. The analysis measured the potential sale price for all vacant land within Alachua County—including vacant residential, commercial, industrial, agriculture, institutional, and government land—and estimated the price per acre for each land use category. To estimate the cost for acquiring park lands within the County, an aggregate average of the price per acre for these vacant properties was applied. This analysis also examined the cost per acre within and outside the urban service boundary using a similar methodology. The analysis revealed that the cost per acre is much higher within the urban service boundary which may be attributed to the availability of utilities and services within the urban service cluster. Additionally, since the price per acre for land acquisition generally decreases with larger acreage purchases, it can be inferred that the price per acre is higher for a neighborhood park versus a community park.

Park Type	Acreage Min.	Cost per Acre	Assumed Parcel Cost
<b>Urban Parks</b>			
Neighborhood Park	5	\$74,600	\$373,000
Community Park	20	\$36,800	\$736,000
<b>Rural Parks</b>			
Neighborhood Park	5	\$49,400	\$247,000
Community Park	20	\$27,800	\$556,000
<i>Based on Alachua County recent vacant land sales (2021-2022)</i>			

# Capital Improvement Plan

## COUNTYWIDE SUMMARY CAPITAL IMPROVEMENT PLAN

	Improvements	Projection			Operation & Maintenance	
		Short	Mid	Long		
<b>District 1</b>						
	Short Projection Total	\$3,847,500				\$193,000
	Mid Projection Total		\$17,664,000			\$720,000
	Long Projection Total					
	<b>Total Budget</b>	<del>\$21,511,500</del>	12,900,500		673,000	<del>\$913,000</del>
<b>District 2</b>						
	Short Projection Total	\$13,121,000				\$150,000
	Mid Projection Total		\$3,233,000			\$143,000
	Long Projection Total			\$110,000		
	<b>Total Budget</b>	<del>\$16,464,000</del>	19,494,000		863,000	<del>\$293,000</del>
<b>District 3</b>						
	Short Projection Total	\$6,466,000				\$150,000
	Mid Projection Total		\$3,520,000			\$75,000
	Long Projection Total					
	<b>Total Budget</b>	<del>\$9,986,000</del>	3,520,000		75,000	<del>\$225,000</del>
<b>District 4</b>						
	Short Projection Total	\$29,874,250				\$1,268,000
	Mid Projection Total		\$45,000			
	Long Projection Total					
	<b>Total Budget</b>	<del>\$29,919,250</del>	21,366,250		1,028,000	<del>\$1,268,000</del>
<b>District 5</b>						
	Short Projection Total	\$9,861,500				\$720,000
	Mid Projection Total		\$210,000			
	Long Projection Total					
	<b>Total Budget</b>	<del>\$10,071,500</del>	3,857,500		240,000	<del>\$720,000</del>
<b>CIP Grand Total</b>						
	<b>CIP Grand Total</b>	<del>\$87,952,250</del>	61,138,000		2,879,000	<del>\$3,419,000</del>

Note: The projects listed above are example projects based on the Parks Master Plan. The budgets and timeframes are estimates with the intention provide the Parks & Open Space Department with flexibility to allocate funds for all future projects.

## CAPITAL IMPROVEMENTS PLAN BY DISTRICT

Improvements		Projection			Operation & Maintenance
		Short	Mid	Long	
<b>District 1</b>					
Cuscowilla Nature and Retreat Center	Amenity Enhancements, Public Access	\$500,000			
	Design & Permitting	\$75,000			
Veterans Memorial Park	Amenity Enhancements, Public Access Improvements	\$2,975,000			\$193,000
	Design & Permitting	\$297,500			
<b>F</b> New Rural Community Park (1E) Neighborhood	Land Acquisition	Pinesville?	\$498,000	247,000	\$240,000
	Design & Permitting		\$490,000	260,000	
	Implementation		<del>\$4,900,000</del>	2,600,000	
<del>New Rural Community Park (2A)</del>	Land Acquisition		<del>\$498,000</del>		<del>\$240,000</del>
	Design & Permitting		<del>\$490,000</del>		
	Implementation		<del>\$4,900,000</del>		
<b>G</b> New Rural Community Park (2B)	Land Acquisition		\$498,000	556,000	\$240,000
	Design & Permitting		\$490,000		
	Implementation		\$4,900,000		
Short Projection Total		\$3,847,500			\$193,000
Mid Projection Total			<del>\$17,664,000</del>	9,053,000	<del>\$720,000</del>
Long Projection Total					480,000
<b>Total Budget</b>			<del>\$21,511,500</del>	<del>\$913,000</del>	
			<b>12,900,500</b>	<b>673,000</b>	

**COVERED BY 'G'**

Improvements		Projection			Operation & Maintenance
District 2		Short	Mid	Long	
Jane B. Walker Park	Pedestrian & Amenity Improvements	\$155,000			
	Neighborhood Amenities	\$300,000			
	Design & Permitting	\$30,000			
Poe Springs	Neighborhood Amenities	\$750,000			
	Design & Permitting	\$75,000			
D New Urban Neighborhood Park (1D)	Land Acquisition	Industrial	<del>\$373,000</del>		\$143,000
	Design & Permitting		\$260,000		
	Implementation		\$2,600,000		
A New Rural Community Park (1A)	Land Acquisition	<del>\$498,000</del>	556,000		<del>\$75,000</del>
	Design & Permitting	\$490,000			240,000
	Implementation	\$4,900,000			
C New Rural Community Park (1C) Neighborhood	Land Acquisition	<del>\$498,000</del>	247,000		<del>\$75,000</del>
	Design & Permitting	<del>\$490,000</del>	260,000	Amended by	240,000
	Implementation	<del>\$4,900,000</del>	2,600,000	BoCC on 9/24/24	
Rotary Park @ Jonesville	Pedestrian Access Improvements	\$25,000			
McCall Park	Pedestrian Amenity Improvements			\$95,000	
	Signage			\$15,000	
High Springs Boat Ramp	Signage	\$10,000			480,000
Short Projection Total		<del>\$13,121,000</del>	10,398,000		<del>\$150,000</del>
Mid Projection Total			<del>\$3,233,000</del>	8,986,000	<del>\$143,000</del>
Long Projection Total				\$110,000	383,000
<b>Total Budget</b>			<del>\$16,464,000</del>		<del>\$293,000</del>

**E** New Urban Community Park (West End) Land Acquisition \$736,000 240,000  
 Design & Permitting \$490,000 Amended by  
 Implementation \$4,900,000 BoCC on 9/24/24  
**19,494,000 863,000**

Improvements		Projection			Operation & Maintenance	
District 3		Short	Mid	Long		
<del>New Urban Neighborhood Park (1E)</del>	Land Acquisition	<del>\$373,000</del>			<del>\$75,000</del>	
	Design & Permitting	<del>\$260,000</del>	<b>DUPLICATE</b>			
	Implementation	<del>\$2,600,000</del>				
GRU Wetland Park	Amenities, Infrastructure Improvements		\$3,200,000		\$75,000	
	Design & Permitting		\$320,000			
<del>New Urban Neighborhood Park (1D)</del>	Land Acquisition	<del>\$373,000</del>			<del>\$75,000</del>	
	Design & Permitting	<del>\$260,000</del>	<b>DUPLICATE</b>			
	Implementation	<del>\$2,600,000</del>				
Short Projection Total		<del>\$6,466,000</del>			<del>\$150,000</del>	
Mid Projection Total			\$3,520,000		\$75,000	
Long Projection Total						
<b>Total Budget</b>			<del>\$9,986,000</del>		<del>\$225,000</del>	
			<b>3,520,000</b>		<b>75,000</b>	

Improvements		Projection			Operation & Maintenance
District 4		Short	Mid	Long	
Copeland Park	Play Amenities	\$350,000			
Cynthia Moore Chestnut Park & Clark Butler Nature Preserve	Stormwater Improvements & Community Amenities	\$600,000			
	Signage	\$10,000			
	Design & Permitting	\$60,000			
Kate Barnes Boat Ramp @ Marjorie Kinnan Rawlings Park	Amenity Enhancements	\$500,000			
	Design & Permitting	\$50,000			
	Nature Trail & Signage	\$10,000			
	Pedestrian Enhancements		\$45,000		
Holden Pond Park	Amenity Enhancements	\$400,000			
	Signage	\$10,000			
	Design & Permitting	\$60,000			
Lochloosa Park	Grading & Stabilization Improvements	\$65,000			
	Signage	\$10,000			
Hawthorne Dog Park	Neighborhood Park Amenities	\$730,000			
	Design & Permitting	\$73,000			
Squirrel Ridge Park	Pedestrian Enhancements	\$55,000			
	Design & Permitting	\$11,000			
Santa Fe Lake	Pedestrian Enhancements	\$75,000			
	Design & Permitting	\$18,750			
Earl P. Powers Park	Complete accessible circulation	\$10,000			
	Signage	\$10,000			
Owens-Illinois	Boardwalk Improvements	\$75,000			
	Design & Permitting	\$22,500			
Melrose Boat Ramp	Signage	\$10,000			

Improvements		Projection			Operation & Maintenance
		Short	Mid	Long	
<b>District 4 (cont.)</b>					
<b>H</b>	New Rural Neighborhood Park (H)	Land Acquisition	\$247,000		\$308,000
		Design & Permitting	\$260,000		
		Implementation	\$2,600,000		
<b>I</b>	New Rural Community Parks (2C) <b>Neighborhood</b>	Land Acquisition	<del>\$498,000</del>	247,000	\$240,000
		Design & Permitting	<del>\$490,000</del>	260,000	
		Implementation	<del>\$4,900,000</del>	2,600,000	
<b>J</b>	New Rural Community Parks (2D)	Land Acquisition	<del>\$498,000</del>	556,000	\$240,000
		Design & Permitting	\$490,000		
		Implementation	\$4,900,000		
<del>New Rural Community Parks (2E)</del>	<del>Land Acquisition</del>	<del>Land Acquisition</del>	<del>\$498,000</del>		<del>\$240,000</del>
		<del>Design &amp; Permitting</del>	<del>\$490,000</del>		
		<del>Implementation</del>	<del>\$4,900,000</del>		
<b>K</b>	New Rural Community Parks (2F)	Land Acquisition	<del>\$498,000</del>	556,000	\$240,000
		Design & Permitting	\$490,000		
		Implementation	\$4,900,000		
Short Projection Total		<del>\$29,874,250</del>	21,321,250		<del>\$1,268,000</del>
Mid Projection Total			\$45,000		1,028,000
Long Projection Total					
<b>Total Budget</b>			<del>\$29,919,250</del>	<b>21,366,250</b>	<del>\$1,268,000</del>
				<b>21,366,250</b>	<b>1,028,000</b>

**COVERED BY 'J' & 'K'**

Improvements		Projection			Operation & Maintenance	
District 5		Short	Mid	Long		
Monteocha Park	Amenity & Pedestrian Enhancements	\$405,000				
	Design & Permitting	\$40,500				
	Pavilions		\$100,000			
DeSoto Park	Amenity Enhancements		\$45,000			
	Design & Permitting		\$15,000			
Cellon Oak	Pavilions		\$50,000			
	Signage	\$10,000				
Lake Alto	Pavilion	\$75,000				
	Signage	\$10,000				
New Rural Neighborhood Park (1B)	Land Acquisition	\$247,000			\$240,000	
	Design & Permitting	\$260,000				
	Implementation	\$2,600,000				
<del>New Rural Neighborhood Park (1D)</del>	Land Acquisition	<del>\$247,000</del>			\$240,000	
	Design & Permitting	<del>\$260,000</del>	<b>DUPLICATE</b>			
	Implementation	<del>\$2,600,000</del>				
<del>New Rural Neighborhood Park (2D)</del>	Land Acquisition	<del>\$247,000</del>				
	Design & Permitting	<del>\$260,000</del>	<b>DUPLICATE</b>			
	Implementation	<del>\$2,600,000</del>				
Short Projection Total	<del>\$9,861,500</del>	3,647,500				
Mid Projection Total		\$210,000		240,000		
Long Projection Total						
<b>Total Budget</b>			<del>\$10,071,500</del>		<del>\$720,000</del>	

**B**

3,857,500

240,000