Managing Land Appreciation

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Profits and Appreciation

*Relative contribution to total gain*

- 25-35% profits from agriculture operation
- 65-75% gain in value because of appreciation
Profits and Appreciation

Relative contribution to total gain

Appreciation due to:
1) Change of use
2) Recreation
3) Speculation

Appreciation tied to agriculture
Purpose of Presentation

1. To indicate land appreciation can be managed

2. To give a few practical suggestions on managing land appreciation
Background Points

1) Think transportation and land use planning
Background Points

Four areas that impact “change of use” appreciation:

1) Transportation
2) Land use planning
3) Water availability and issues
4) Environmental issues
Background Points

1) Think transportation and land use planning
2) Planners are not your enemy
Planners are not your enemy

1) Managing appreciation means dealing with planners
2) Planners plan, it’s what they do
   So let them plan for you
3) Some counties are pro-growth, some anti-growth
   But all counties are pro-economic development
Background Points

1) Think transportation and land use planning
2) Planners are not your enemy
3) Planning can hurt or help you
Planning can hurt or help you

1) Some planning activities can reduce your property’s value
2) And some can enhance the value
3) You may at some point need professional help
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Background Points

1) Think transportation and land use planning
2) Planners are not your enemy
3) Planning can hurt or help you
4) What is the growth direction for your area?
How Do Cities Grow?

Conventional Thinking
How Do Cities Grow?

What actually happens

Transportation drives population growth and projected growth drives value
Background Points

1) Think transportation and land use planning
2) Planners are not your enemy
3) Planning can hurt or help you
4) What is the growth direction for your area?
Transportation

To influence transportation effects on appreciation need to understand MPO
1) Develop transportation plans
2) 20 year horizon...redone every 5 years
3) Federally mandated and funded
4) Independent of state & local government
5) Inclusive...wide participation
Manatee MPO
2040 Long-Range Transp. Plan
Transportation Plans

In counties where there isn’t an MPO, the county Land Use Plan includes transportation plans.

There is a long-term transportation plan that covers all properties in Florida.
Transportation Case Study 1

Small Farm, Payson, Utah

Too Late – “It’s been on the plan for decades...”
Transportation Case Study 2

Trans Texas Corridor, King Ranch

Value of a determined resistance
Transportation Case Study 3

Osceola Parkway, Deseret Ranch

Collaboration with County rerouted and extended freeway
Transportation Case Study 4

FDOT Corridor initiative

Pineda Causeway, Deseret Ranch
Every county is mandated to have a Comprehensive Land Use Plan

- 20-year horizon
- Updated every 5 years
- Identifies future land uses
Preserve options for yourself

- Monitor the County comp plan
- Get to know a commissioner, planner, staff
- Encourage a change of your land use designation (zoning) if appropriate
- You don’t have to change your land use
Beware of “green printing,” buffers, overlays

Others will want to color your property green
Land Use Planning Case Study

Deseret Ranch, Orange County overlay

Wanted ranch to served as conservation for other people’s development
1) Sector Plans are long-range, large-scale Land Use Plans
   - >20-year horizon
   - >15,000 acres

2) Sector Plan addresses:
   1. Land Use
   2. Water
   3. Transportation
   4. Environment
Sector Planning

1) Sector plans are not entitlements

- *Formalize anticipated growth*
- *Require approval of future detailed plans*

2) Sector Plans require agencies to anticipate:

- *Long range transportation needs*
- *Long range water needs*
Sector Plan Case Study

Osceola County-
Deseret Ranch
Sector Plan

- Governor issued executive order to plan East Central Florida area
- Osceola County & Deseret collaborated on Sector Plan
Osceola County/Deseret Ranch Sector Plan

Why a sector plan? Growth had shifted to southeast—Other quarters had filled up
Sector Plan Case Study

A sector plan must address:

1. Environmental issues
2. Anticipated growth
3. Land use planning
4. Water
5. Transportation needs
Began with environmental framework

*Scientific assessment, not political*
Sector Plan Case Study

Added regional transportation network

Anticipated future needs to cross St Johns River
Sector Plan Case Study

133K acres
2080 Buildout
Population 493K
Summary – Managing for Appreciation

1) Get Involved.....
2) Know transportation plans
   \textit{Will plan help me? hurt me?}
3) Look at and influence land use plans
   \textit{Will plan help me? hurt me?}
Summary – Managing for Appreciation

4) Get to know a planner
5) Know when to hire a professional
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Hire a land use professional

For example:
AECOM
Breedlove Dennis Associates
Canin Associates
GAI Consultants
VHB
Wilson Miller
Etc.