

**LEGISLATIVE**

**# 080477**

**City of Gainesville**  
**Parks, Recreation and Cultural Affairs Department – Nature Operations Division**  
**Priority Land Acquisitions**

Top Priority Parcels:

	<b>Property</b>	<b>Size</b>	<b>Location</b>	<b>Comments</b>	<b>Parcels</b>	<b>Zoning</b>	<b>Cost</b>
<b>1</b>	Johnson/ Demetree	87 acres	E. University Ave.	Swamp, flatwoods, sandhill, and creek directly across from Morningside.  <u>Update:</u> Landowner came back to the City to discuss possible negotiations on #10890 only. Sam called back to discuss. Seller wanted to discuss terms with his partners. Seller has not called back. No response indicates a negative response; therefore it is assumed the seller is not interested.	10890-000-000 10889-000-000	R2/R1b R2	No negotiated terms reached
<b>2</b>	Barnes/ Kamlah	62 acres	Adjacent to I-75 (2314 SW 47 <sup>th</sup> St.)	Last remaining unprotected portion of Hogtown Prairie; adjacent to Split Rock Conservation Area.  <u>Update:</u> Barnes has development plan in place and County is asking they preserve the wetlands as CON – no need to pursue acquisition, however, City would like pedestrian trail easement along existing trail on parcel 06684. Sam in discussions. Kamlah is being approached by DOT for road expansion project and DOT asked the City not to interfere.	06684-000-000 06684-001-000	Residential R-2A	Discussing pedestrian trail easement on parcel 06684. Kamlah on hold.
<b>3</b>	Burch	40 acres	S. of Newberry Rd. Behind Creekside Mall (3663 SW 2 <sup>nd</sup> Ave.)	Hogtown Creek floodplain and important greenway connector; adjacent to Green Acres Park.  <u>Update:</u> Landowner is reviewing an option contract, which is valid until the end of December 2012. Option contract includes this parcel, one adjacent to 29 <sup>th</sup> Road and in the floodplain south of Green Acres Park.	06514-000-000		In negotiations: 7/31/12 Sam reports Burch willing to sell 30 acres.

4	Jurecko	12 acres	1902 NW 45 <sup>th</sup> Avenue	Protection of approximately 700 feet of Hogtown Creek and its associated headwater wetlands  <u>Update:</u> At an impasse. Landowner wants more money than the appraisal will allow. City/County terminated acquisition MOU. Told landowner if his price comes down then he can come back to us.	07901-000-000 07902-001-000	RSF-1 RSF-2	Impasse on price
5	Barnes #2	44.5 acres	E of Lake Kanapaha near I-75	Upland woods adjacent to Hogtown Prairie; potential access point for Lake Kanapaha and Split Rock Conservation Area.  <u>Update:</u> Parcel is under a development plan with the County. Wetlands to be protected as CON – no need for acquisition.	06828-000-000	Ag	No need to acquire
6	Rubric	17 acres	SW 62 <sup>nd</sup> Blvd. near Terwilliger Pond	Connector between existing greenway properties and SW 62 <sup>nd</sup> St.; nice hammock.  <u>Update:</u> Sam met with landowner to discuss and ordered an appraisal. Appraisal came back at \$187,000. Landowner was provided appraisal and told we would not go over 10% of that for an offer. Landowner has not responded. No response indicates a negative response; therefore it is assumed the seller is not interested.	06566-000-000	PUD	Impasse on price

2nd Priority Parcels:

	Property	Size	Location	Comments	Parcels	Zoning	Cost
7	Hogtown Creek Floodplain	191+ acres	West of SW 34 <sup>th</sup> St., south of Green Acres Park	Several undeveloped parcels containing large portions of the Hogtown Creek floodplain. Adjacent to Green Acres Park, UF conservation areas, and the city's Pinkoson property. These parcels join Pinkoson, Green Acres, and Sugarfoot Prairie conservation areas seamlessly.  <u>Update:</u> Most landowners are not willing to sell. Three landowners were willing to sell and closing was completed in December 2011.	06745-000-000 06743-005-000 06743-004-000 06738-000-000 06724-002-000* 06724-000-000* 06715-001-000 06715-000-000 06712-000-000 06695-000-000 06538-031-000	Ag Ag (1.75 ac) Ag (22.4 ac) Ag (15 ac) RSF1* Ag, R-3* Ag Ag R3 Ag Ag	Not for sale \$25,546.73 \$179,056.14 \$128,622.84 *In negotiations *In negotiations Not for sale Not for sale Not for sale Not for sale Not for sale

				Burch properties (*) are combined with parcel 06514 if seller agrees to terms of option contract.			
8	West of Flatwoods (Florida Title Group)	87 acres	South of NE 39 <sup>th</sup> Ave., abutting the City's Flatwoods Conservation Area	Flatwoods and embedded wetlands adjacent to the City's Flatwoods Conservation Area.  <u>Update:</u> Sale closed on October 10, 2011.	08197-020-003	RSF 1	\$426,593.58
9	Cone Park Southwest	75 acres	Between SR 26 and SR 20, East of SE 24 <sup>th</sup> St.	Several undeveloped parcels containing the convergence of Lake Forest Creek tributaries; degraded but contains remnant flatwoods.  <u>Update:</u> Landowners are willing sellers. Closed on 11284 7/19/12. Will close on remaining parcels in September 2012. Grant submitted to USDA to assist with acquisition – should hear back from granting agency in late summer/early fall.	11243-000-000 11283-000-000 11284-000-000^ 11286-000-000 11287-000-000 11356-000-000 16146-000-000	RMF RSF 4 RMF RSF 1 RSF 1 RSF 1 BR	7/31/12: 11284 closed on 7/19/12. The other parcels will be under contract shortly.
10	Henderson	23 acres	South side of SW 20 <sup>th</sup> Ave.	Adjacent to Split Rock Conservation Area; contains high quality hammock. Partial of 06677 and 06676, all of 06680-004.  <u>Update:</u> Landowner is not willing to sell at this time. He did provide a 12 foot access easement for staff vehicle use and public pedestrian use along the west boundary of the property. This access is completed.	06677-000-000 06676-000-000 06680-004-000	Residential R2A Residential	Not for sale, easement provided for staff vehicular and visitor pedestrian use
11	Crawford	40 acres	N. of Lofton School, at end of NE 11 <sup>th</sup> Place	Separated from Morningside by undeveloped SBAC and State lands; contains extensive wetlands and flatwoods, with some sandhill-like uplands.  <u>Update:</u> Sale closed on April 16, 2012.	10860-000-000	Residential	\$205,000 total (land + closing)

2012 Additions:

	Property	Size	Location	Comments	Parcels	Zoning	Cost
	Forest Park Additions	16.74 acres	S. of SW 20 <sup>th</sup> Ave, N. of SW 24 <sup>th</sup> Ave, E. of SW 47 <sup>th</sup> St.	Parcels SW of City-owned Forest Park. Contains floodplain and upland mixed forest and has importance as access to park and Greenway trail connection. <u>Update:</u> Many of the parcels are listed for sale. Sam made contact with bank owner. Possibility to split parcels so both owner and City benefit. 1 landowner still undecided. Sam still pursuing negotiations on all parcels.	06885-001-000 06686-000-000 06687-000-000 06687-003-000 06687-004-000 06687-005-000 06687-006-000 06687-007-000	R-2A	In negotiations
	Bivens Arm Additions	5 acres	S boundary of Bivens Arm Nature Park along Williston Rd.	Parcels on SW side of park between park and right of way. Contains hammock and wetland habitats. Acquisition/conveyance would create clean line for park boundary and conserve last remaining upland around park.  <u>Update:</u> Sam to talk to State regarding parcel 16257. Landowner of parcel 15699-5 is not interested in selling.	16257-000-000 15699-500-000	CON ?	In negotiations Not for sale
	San Felasco Wetland	27 acres	E. of San Felasco Park along NW 43 <sup>rd</sup> St.	Wetland on east side of powerline easement. Owned by Alachua County. When park was conveyed to City by County, this piece was not included. Conveyance would allow City full management authority over wetland system.  <u>Update:</u> County has 2 conditions for conveyance. City can meet 1 of them and the City Commission needs to decide on the 2 <sup>nd</sup> (take over operation of the County side of Forest Park). On hold until decision about Forest Park is made.	06020-003-000	CON	No cost – convey from County to City
	29 <sup>th</sup> Road Park Additions	2.25 acres	N. of NW 29 <sup>th</sup> Rd, W. of NW 14 <sup>th</sup> St.	Parcels bordering north boundary of park. Contains threatened slope forest habitat. Acquisition would conserve last remaining undeveloped slope forest around park. <u>Update:</u> Burch may combine parcel 08975 with the other parcels and sell all together.	08973-011-000 08975-000-000	RMF6	Closed 8/7/12 Cox \$35,000

Possible less-than-fee acquisitions:

	Property	Size	Location	Comments	Parcels	Zoning	Cost
	Wacahoota	200 acres	SW Williston Rd.	<p>Already owned by City of Gainesville. Contains large area of remnant sandhill and upland pine forest, hammock in excellent condition, and has importance as a wildlife corridor between Paynes Prairie and Kanapaha Prairie.</p> <p><u>Update:</u> Would need to revisit the idea of repaying the Solid Waste Trust Fund in order for PRCA to have property free and clear for any future negotiations. Paul, Steve, and Theresa need to discuss this further.</p>	07341-000-000	Ag	On hold
	Morningside Buffers	1,236 acres	North and East of Morningside Nature Center	<p>State-owned, undeveloped lands, not currently classified as conservation. Could potentially be protected through inter-governmental agreement; the possibility of acquiring Crawford (#11 above) and exchanging with State for lands adjacent to Morningside should be explored.</p> <p><u>Update:</u> 7/31/12: Land is on the surplus list but go to State agencies first. Apparently State Agencies are interested. Highlighted parcels added to this list as part of the surplus properties 8/16/12.</p>	10862-000-000 10863-000-000 10885-000-000 08197-000-000 08191-000-000 17771-000-000 17759-000-000 17782-001-000 10885-000-000 17911-000-000 17910-000-000	Ag Ag	
	Hogtown Creek Headwaters Easements (Grant/ Everett)	12.5 acres	NW 19 <sup>th</sup> St. north of 45 <sup>th</sup> Avenue	<p>Protection of natural values on these properties adjacent to the FCT-funded Hogtown Creek Headwaters Nature Park would allow better protection of the natural resources in the park. It is recommended that the City pursue conservation easements with the owners.</p> <p><u>Update:</u> No need for these easements. Parcels have homes.</p>	07900-001-000 07893-000-000	RSF 1 RSF 1	No need for easement

Additional properties recommended by ACT (Not evaluated by City staff):

	Property	Size	Location	Comments	Parcels	Zoning	Cost
	Newnan's Lake Southwest Corridor	172 ac. 287 ac. 15 ac. 12 ac. 16 ac. 12.5 ac. 8 ac.	South of Palm Point park	Several large undeveloped parcels potentially connecting the west shore of Newnan's Lake (and Palm Point park) to private conservation land (Santa Fe Land Trust), and in turn to Paynes Prairie.  Update: Highlighted parcels added to this list as part of the surplus properties 8/16/12.	17942-000-000 17944-000-000 17944-500-000 17944-500-001 17944-050-000 17945-000-000 17895-000-000	Ag RE-1/A, Resid. Ag Ag Ag	
	Serenola Forest	96 acres	South of SW Williston Rd., east of Oak Hammock	One large undeveloped parcel potentially connected to Paynes Prairie through several parcels of active agriculture.  Conservation land may be set-aside by landowner dependant on development plan submittal.	07176-020-000	Planned Development	
	Blues Creek Ravine Access	48 acres	N. of Millhopper Rd. and West of NW 43 <sup>rd</sup> St.	Owned by University of Florida. ACT and ACF have pursued a lease for access to the Blues Creek Preserve (ACT) through a portion of this property. The State is asking approximately \$120,000 for a 50-year lease.  Unsure if possible acquisition or if other less-than-fee opportunity can be worked out with landowner.	06005-000-000	Ag	
	Hatchett Creek (Cox&Moore/Terrapointe)	460 acres	North of 53 <sup>rd</sup> , west of Montechoa Rd (CR 225), adjacent to City limits	Owned by Mr. Burch's sisters (Cox&Moore) and previous silviculture land (Terrapointe). Well managed land on east side of wellfield and north of Ironwood Golf Course.  7/31/12 – Per Ramesh: The County is actively negotiating to acquire two of these parcels, 07872-016-000 and 07873-000-000. The County intends to acquire all but the expensive road frontage which is zoned industrial. The property owner will grant an access easement.	07872-016-000 07873-000-000 07872-008-000 07874-001-000		