

LEGISLATIVE #

080128

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

Top Priority Parcels:

	Property	Size	Location	Comments	Parcels	Zoning	Estimate**
1	Johnson/ Demetree	87 acres	E. University Ave.	Swamp, flatwoods, sandhill, and creek directly across from Morningside. <u>Update:</u> Landowner has come back to the City to discuss possible negotiations on #10890 only.	10890-000-000 10889-000-000	R2/R1b R2	\$1 million for both
2	Barnes/ Kamlah	62 acres	Adjacent to I-75 (2314 SW 47 th 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. Kamlah is being approached by DOT for road expansion project and has asked the City not to interfere. If DOT acquires Kamlah, then City will ask for trail easement across property.	06684-000-000 06684-001-000	Residential R-2A	\$300,000
3	Burch	40 acres	S. of Newberry Rd. Behind Creekside Mall (3663 SW 2 nd Ave.)	Hogtown Creek floodplain and important greenway connector; adjacent to Green Acres Park. <u>Update:</u> City is in negotiations. May carve off cell tower portion as long as trail access is still obtained from side road.	06514-000-000		\$800,000
4	Jurecko	12 acres	1902 NW 45 th 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 will terminate the acquisition	07901-000-000 07902-001-000	RSF-1 RSF-2	\$500,000

				MOU.			
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.	06828-000-000	Ag	\$300,000
6	Rubric	17 acres	SW 62 nd Blvd. near Terwilliger Pond	Connector between existing greenway properties and SW 62 nd St.; nice hammock. <u>Update:</u> Landowner has been contacted. Playing phone tag.	06566-000-000	PUD	\$300,000

2nd Priority Parcels:

	Property	Size	Location	Comments	Parcels	Zoning	Estimate**
7	Hogtown Creek Floodplain	191+ acres	West of SW 34 th 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> Some landowners are not willing to sell. Three landowners are willing to sell and closing is expected by 12/15/11.	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	\$25,000.98 \$179,012.14 \$127,508.34 \$1 million (total)
8	West of Flatwoods (Florida Title Group)	87 acres	South of NE 39 th 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 10/10/11.	08197-020-003	RSF 1	\$426,593.58 – Acquired on 10/10/11.
9	Cone Park Southwest	75 acres	Between SR 26 and SR 20, East of SE 24 th St.	Several undeveloped parcels containing the convergence of Lake Forest Creek tributaries; degraded but contains remnant flatwoods. <u>Update:</u>	11243-000-000 11283-000-000 11284-000-000 11286-000-000 11287-000-000 11356-000-000 16073-000-000	RMF RSF 4 RMF RSF 1 RSF 1 RSF 1 Residential	\$1.5 million

				Landowners have not been contacted.	16146-000-000	BR	
10	Henderson	23 acres	South side of SW 20 th 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 will be completed by the end of the 11-12FY.	06677-000-000 06676-000-000 06680-004-000	Residential R2A Residential	Not for sale
11	Crawford	40 acres	N. of Loften School, at end of NE 11 th Place	Separated from Morningside by undeveloped SBAC and State lands; contains extensive wetlands and flatwoods, with some sandhill-like uplands. <u>Update:</u> Landowner has not been contacted.	10860-000-000	Residential	\$800,000

Possible less-than-fee acquisitions:

	Property	Size	Location	Comments	Parcels	Zoning	Estimate**
	Wacahoota	200 acres	SW Williston Rd.	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. <u>Update:</u> Need to revisit the idea of repaying the Solid Waste Trust Fund in order to have property free and clear for any future negotiations.	07341-000-000	Ag	?
	Morning-side Buffers	1,236 acres	North and East of Morningside Nature Center	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.	10862-000-000 10863-000-000 10885-000-000	Ag Ag	?

				<u>Update:</u> Landowners have not been contacted.			
	Hogtown Creek Headwaters Easements (Grant/ Everett)	12.5 acres	NW 19 th St. north of 45 th Avenue	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. <u>Update:</u> Landowners not been contacted.	07900-001-000 07893-000-000	RSF 1 RSF 1	?

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

	Property	Size	Location	Comments	Parcels	Zoning	Estimate**
	Newnan's Lake Southwest Corridor	172 ac. 287 ac. 15 ac. 12 ac. 16 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. Unsure if possible acquisition or if other less-than-fee opportunity can be worked out with landowner(s).	17942-000-000 17944-000-000 17944-500-000 17944-500-001 17944-050-000	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 rd 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.	06005-000-000	Ag	?

				Unsure if possible acquisition or if other less-than-fee opportunity can be worked out with landowner.			
	Hatchett Creek (Cox&Moore/Terrapointe)	460 acres	North of 53 rd , 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. Need to determine if there is interest from County, ACT, and WMD's in assisting with acquisition and/or management.	07872-016-000 07873-000-000 07872-008-000 07874-001-000		?

** = Estimate based on City staff best guess and not associated with an appraisal. Real value of land would be determined at time of appraisal.