

**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.  Landowner is asking much more than appraised value. City/County and landowner are at an impasse.	10890-000-000 10889-000-000	R2/R1b R2	\$1 million
2	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.  Landowner has been contacted, waiting to hear outcome of development plan and landowner response.	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 <sup>nd</sup> Ave.)	Hogtown Creek floodplain and important greenway connector; adjacent to Green Acres Park.  Landowner is unwilling to sell to government entity at this time.	06514-000-000		\$800,000
4	Jurecko	12 acres	1902 NW 45 <sup>th</sup> Avenue	Protection of approximately 700 feet of Hogtown Creek and its associated headwater wetlands  Joint City/County acquisition is in progress.	07901-000-000 07902-001-000	RSF-1 RSF-2	\$500,000
5	Barnes #2	44.5 acres	E of Lake Kana- paha near I-75	Upland woods adjacent to Hogtown Prairie; potential access point for Lake Kanapaha and Split Rock Conservation Area.  Landowner has been contacted, waiting to hear outcome of development plan.	06828-000-000	Ag	\$300,000
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.  Landowner has been contacted, waiting to hear back.	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 <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.  Landowner of 2 parcels (*) is unwilling to sell to government entity at this time. Other landowners have not yet been contacted.	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 Ag Ag RSF1 Ag, R-3 Ag Ag R3 Ag Ag	\$1 million
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.  Landowner has been contacted and is willing seller. Appraisals have been ordered.	08197-020-003	RSF 1	\$1 million
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.  Landowners have not yet been contacted.	11243-000-000 11283-000-000 11284-000-000 11286-000-000 11287-000-000 11356-000-000 16073-000-000 16146-000-000	RMF RSF 4 RMF RSF 1 RSF 1 RSF 1 Residential BR	\$1.5 million
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.  Landowner was contacted, waiting to hear back.	06677-000-000 06676-000-000 06680-004-000	Residential R2A Residential	\$500,000
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.  Landowner has not yet been contacted.	10860-000-000	Residential	\$800,000

Possible less-than-fee acquisitions:

	<b>Property</b>	<b>Size</b>	<b>Location</b>	<b>Comments</b>	<b>Parcels</b>	<b>Zoning</b>	<b>Estimate**</b>
	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>Need to revisit the idea of repaying the Solid Waste Trust Fund in order to have property free and clear for any future negotiations.</p>	07341-000-000	Ag	?
	Morning-side 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>Landowners have not yet been contacted.</p>	10862-000-000 10863-000-000 10885-000-000	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>Landowners not yet been contacted.</p>	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 <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.  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.