

LEGISLATIVE #

070790A

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

Top Priority Parcels:

| | Property | Size | Location | Comments | Parcels | Zoning | Cost |
|---|----------------------|----------|---|--|--------------------------------|---------------------|--------------------------------------|
| 1 | 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 |
| 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, however, City would like pedestrian trail easement along existing trail on 06684 parcel. 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 |
| 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> Sam contacted owner with offer. Counteroffer was made, which was then countered by the City. Owner is still talking to Sam, but no firm negotiation has been settled upon. | 06514-000-000 | | No negotiated terms reached |

| | | | | | | | |
|---|-----------|------------|---|---|--------------------------------|----------------|--------------------------|
| 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 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 nd Blvd. near Terwilliger Pond | Connector between existing greenway properties and SW 62 nd 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 | \$205,700 can be offered |

2nd Priority Parcels:

| | Property | Size | Location | Comments | Parcels | Zoning | Cost |
|---|--------------------------|------------|--|--|---|---|--|
| 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> 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 *No negotiated terms reached. Not for sale Not for sale Not for sale Not for sale Not for sale |

| | | | | | | | |
|----|---|----------|--|---|--|---|--|
| | | | | Burch properties (*) may be combined with previous Burch line item if seller agrees to the City's terms. No firm negotiation has been settled upon. | | | |
| 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 |
| 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> Sam will make contact in 11-12FY. | 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 | |
| 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, easement provided for staff vehicular and visitor pedestrian use |
| 11 | Crawford | 40 acres | N. of Lofton 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 is willing to sell. Appraisal was obtained. \$200,000 offer was accepted. Closing should be done by end of March 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 th Ave, N. of SW 24 th Ave, E. of SW 47 th 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. Waiting for City Comm approval in order to move forward with negotiations. | 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 | |
| | 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 make contact with landowners in 11-12FY. | 16257-000-000 15699-500-000 | CON ? | |
| | San Felasco Wetland | 27 acres | E. of San Felasco Park along NW 43 rd 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> Sam to contact County in 11-12FY. | 06020-003-000 | CON | No cost – convey from County to City |
| | 29 th Road Park Additions | 2.25 acres | N. of NW 29 th Rd, W. of NW 14 th 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> Cox is interested in selling. Appraisal to be obtained. Burch may combine this parcel with the other line items, but no firm negotiation has been agreed upon. Waiting on City Comm approval in order to move forward. | 08973-011-000 08975-000-000 | RMF6 | Cox=\$38,000 |

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 negotiate this.</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><u>Update:</u> Landowner was contacted. Sam discussing sale or easement over southern third of parcel adjacent to north MNC boundary.</p> | 10862-000-000 10863-000-000 10885-000-000 | Ag Ag | In discussion with DOC |
| | Hogtown Creek Headwaters Easements (Grant/ Everett) | 12.5 acres | NW 19 th St. north of 45 th 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. | 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. 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 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 | ? | |