

## NOTICE OF REGISTRATION

### City of Gainesville Registry of Protected Public Places Ordinance #080567

#### Phase II-A Property Listing

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The purpose of this document is to provide registration notification to the citizens of Gainesville. City of Gainesville Ordinance #080567, which pertains to the protection of City-owned lands acquired or used for conservation, recreation, or cultural purposes, states that a registry will be created for the purpose of identifying fee-simple properties owned by the City of Gainesville that are deemed to be worthy of the highest level of protection. When listed on the registry, said properties may not be sold or converted to a use that will result in a loss of value for which the property was placed on the registry, except by a majority vote of the electors in a city-wide election. Staff evaluated city-owned properties and deemed the following conservation and/or recreation lands to be worthy of this level of protection. Below are the properties to be registered during this Phase II-A listing process. A location map and acquisition plans for each property can be found in the Appendix.

Name: Hogtown Creek Headwaters  
 Location: 1500 NW 45<sup>th</sup> Ave  
 Acreage: 70 acres  
 Parcel Number(s): 07883-010-004  
 City LU/ZON: CON/CON  
 Management Plan: Individual  
 Description: Located in northwest Gainesville in the upper Hogtown Creek basin, this park features upland mixed forest and various wetlands that make up the headwaters of Hogtown Creek. This park is proposed for registry listing because it was partially purchased with state grant funding that limits the use of the property to conservation, outdoor recreation, and other related activities, and a charitable donation from the Home Depot Corporation, and has exemplary examples of the aforementioned habitat types.

Legal Description: MSD BK 2 PG 84 PARCEL 4 (LESS COM NW COR OF NW1/4 E 2664.71 FT S 50 FT E 660.17 FT S 655.50 FT S 46 DEG E 658.39FT SELY ALG CURVE 395.95 FT E 464.51 FT POB N 426.55 FT SELY CURVE 574.63 FT W 373.70 FT N 10.33 FT POB PEROR 3788/0541) OR 3788/0557

Name: Pinkoson Property  
 Location: East of Green Acres Park and west of 34<sup>th</sup> St  
 Acreage: 17 acres  
 Parcel Number(s): 06693-000-000  
 City LU/ZON: CON/CON  
 Management Plan: Greenway Master Plan

Description: Located along the lower reaches of Hogtown Creek within the Greenway in southwest Gainesville, this park features extensive floodplain forest around Hogtown Creek. This property provides necessary flood control and water quality functions for the surrounding area and the creek. This park is proposed for registry listing to protect the natural resources and ecological functions for which it was acquired.

Legal Description: SWEAT S/D LOT 2 DB 250/397 LOTS 1 & 2 ALL SWAMP OR 3120//1461-1462

Name: San Felasco Park  
 Location: 6400 NW 43<sup>rd</sup> Way  
 Acreage: 194 acres  
 Parcel Number(s): 06022-000-000  
 City LU/ZON: CON/CON  
 Management Plan: Individual

Description: Located in northwest Gainesville along Blues Creek, this park features a mixture of flatwoods types, upland pine forest, and a series of wetlands and creeks which create the headwaters of Blues Creek. This park also abuts the state owned Devil's Millhopper Geological Site State Park. This park is proposed for registry listing due to specific federally-required deed restrictions regarding land use and because it has exemplary examples of the aforementioned habitat types.

Legal Description: E 31.50 CHS OF NE1/4 & N 11 CHS OF E 17.70 CHS OF SE1/4 & TRACTS AS PER OR 294/261) LESS TRACT AS PER OR 294/265)LESS TRACT AS PER OR 627/185)(LESS OR 695/23 OR 1568/2770 & OR 1559/2386) ALSO SEC 10-09-19 E 1/2 OF SE 1/4 LESS N30 FT OF SE 1/4 OF SE 1/4 PER OR 1602/ 1529) LESS R/W LESS S 80 FT OF NE 1/4 OFSE 1/4 K/A NW 73RD AVE) OR 3939/1610

Name: Springtree Park  
 Location: 2700 NW 39<sup>th</sup> Ave  
 Acreage: 12 acres  
 Parcel Number(s): 06080-001-000  
 City LU/ZON: CON/CON  
 Management Plan: Individual

Description: Located in northwest Gainesville along Three Lakes Creek, this park features upland mixed forest and seepage slopes. Three Lakes Creek is a tributary to Possum Creek. This park is proposed for registry listing because of the "stream to sink" nature of Three Lakes Creek and because it was acquired to develop the property as a neighborhood park for recreational use.

Legal Description: COM 50.04 FT N & 217.74 FT E OF SW COR OF SE1/4 POB E 200 FT N 1286.5 FT W 418.19 FT S 1006.81 FT TO CREEK NELYALONG SAID CREEK 208.96 FT S 30 DEG E 134.75 FT S 230 FT TO POB ALSO SPRINGTREE PB I-62 LOT 120 OR 1818/0664

**City of Gainesville, Florida  
By its Board of City Commissioners**

By: \_\_\_\_\_  
Craig Lowe, Mayor

ATTEST:

Date: \_\_\_\_\_

By: \_\_\_\_\_  
Kurt Lannon, Clerk

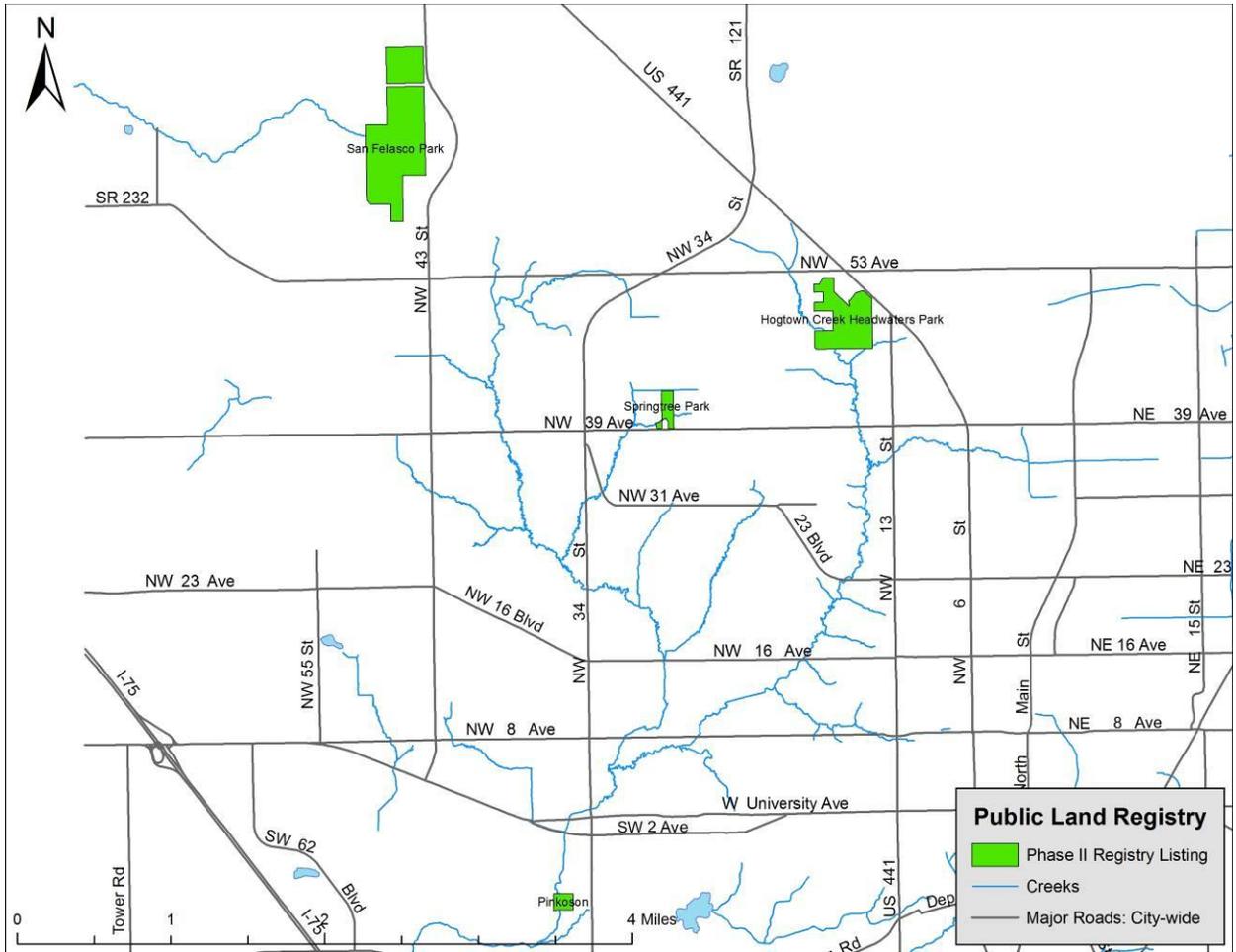
(SEAL)

Approved as to Form:

\_\_\_\_\_  
Nicolle Shalley, City Attorney

## **APPENDIX A**

# **Location Map of Phase II-A Property Listing**



## **APPENDIX B**

# **Acquisitions Plans for Phase II-A Property Listing**

## **Acquisition Plan**

### **Hogtown Creek Headwaters Nature Park**

#### **Introduction**

Hogtown Creek Headwaters Nature Park is an approximately 70-acre park located in northwest Gainesville. The City of Gainesville acquired the property from Home Depot Corporation in 2007. Purchase of the property was funded by a grant from the Florida Communities Trust (FCT) and a charitable donation from the Home Depot Corporation. The City of Gainesville seeks to place the property on the Registry of Protected Public Lands to protect the natural resources and recreational uses for which the property was acquired.

#### **Acquisition Purpose**

The property was purchased with the goal of protecting the natural features of the site while providing nature-based and user-oriented recreational opportunities. Per the Grant Award Agreement (GAA) between the City of Gainesville and the State of Florida, Hogtown Creek Headwaters Nature Park will be managed only for the conservation, protection, and enhancement of natural resources and for public outdoor recreation that is compatible with the conservation, protection and enhancement of the site.

#### **Significant Features**

The property contains wetlands that make up a portion of the headwaters of Hogtown Creek, and is bisected by Hogtown Creek and two of its tributaries. Listed plant species have been documented on the property, and the site is used by a variety of wildlife.

#### **Allowable Uses**

Uses and activities on this property are governed by the GAA, and by the approved management plan for the park. Certain activities will require prior written approval of FCT if not done in accordance with the approved management plan. These activities include any construction of buildings, structures, and improvements, any major land alteration, or any removal of vegetation other than non-native species.

Activities and uses that are consistent with the City's purpose for acquiring this property and that are allowed or required under the approved management plan include:

- Public non-motorized resource-based outdoor recreation, to the extent that the property's natural resources are not adversely affected
- Development of park facilities, including parking, signage, fencing, tennis court, picnic pavilion, restrooms, utilities, nature trails, and boardwalks
- Renovation of the existing building to serve as an interpretive center, or construction of a new facility to serve that purpose
- Maintenance, renovation, or other minor improvements to existing trails and facilities
- Environmental education programs
- Restoration of disturbed wetlands to a natural condition in terms of biological composition and ecological function
- Restoration of disturbed uplands to a natural condition in terms of biological composition and function

- Management and preservation of natural communities, including but not limited to removal of non-native plants and animals and use of prescribed fire

Additional activities that may be allowed with prior written approval of FCT include:

- Subject to approval by the Parks, Recreation and Cultural Affairs Department, utilities as needed for park or other city-owned property development or to serve another utilities customer outside the park or the city-owned property.

Per the Grant Contract between the City of Gainesville and the State of Florida, the State of Florida may seek injunctions against the City if the City is engaging in or allowing others to engage in certain “disallowable activities”. These disallowable activities are detailed in the Grant Award Agreement and include but are not limited to:

- Any sale or lease of any interest in the property to a non-governmental person or organization
- The operation of any concession on the property by a non-governmental person or organization
- Any sales contract or option to buy things attached to the property
- Any use of the property by a non-governmental person other than in such person’s capacity as a member of the general public
- Any change in the character or use of the project site from that use expected
- A management contract of the project site with a no-governmental person or organization

A 3.3-acre portion of the property is also subject to a conservation easement granted to the St. John’s River Water Management District, the purpose of which is to assure that the property will remain forever in its existing natural condition and to prevent any use of the property that will impair or interfere with the environmental value of the property.

Specific prohibited uses on this portion of the property include, but are not limited to:

- Construction of buildings or other structures, including utilities
- Excavation
- Dumping
- Removal of vegetation
- Surface use, except for purposes that permit the land to remain predominantly in its natural condition.

## **Acquisition Plan Pinkoson Property**

### **Introduction**

The Pinkoson property is an approximately 17-acre conservation area located along the Hogtown Creek Greenway in southwest Gainesville. The City of Gainesville acquired the property in 2005. The City seeks to place the property on the Registry of Protected Public Lands to protect the natural resources and ecological functions for which the property was acquired.

### **Acquisition Purpose**

The property was purchased with the goal of protecting the natural features and hydrological function of the site.

### **Significant Features**

This property is part of the Hogtown Creek Greenway, and contains floodplain forests surrounding Hogtown Creek. The property is contiguous with the University of Florida's Hogtown Woods Conservation Area, and to additional undeveloped privately-owned floodplain properties connecting to extensive City-owned conservation areas. Although few surveys have been done, the property is likely to be part of a significant wildlife corridor, and listed plants may be present. Protection of this property helps to prevent the spread of sediment, pollutants, and trash into conservation areas downstream and into the Floridan Aquifer. As of December 2011, there is no public access to this property.

### **Allowable Uses**

This property was part of the original project boundary for the Hogtown Creek Greenway, and its management is guided by the Hogtown Creek Greenway Master Development Plan Report. However, it was not acquired using grant funds, and is therefore not governed by the Grant Award Agreement between the City of Gainesville and the Florida Communities Trust.

Activities and uses that are consistent with the purpose for acquiring this property and that are allowed or required under the Greenway management plan include:

- Public non-motorized resource-based outdoor recreation, to the extent that the property's natural resources are not adversely affected
- Development of nature trails and boardwalks
- Environmental education programs
- Restoration of disturbed wetlands to a natural condition in terms of biological composition and ecological function
- Restoration of disturbed uplands to a natural condition in terms of biological composition and function
- Management and preservation of natural communities, including but not limited to removal of non-native plants and animals
- Subject to approval by the Parks, Recreation and Cultural Affairs Department, utilities as needed for park or other city-owned property development or to serve another utilities customer outside the park or the city-owned property.

## **Acquisition Plan San Felasco Park**

### **Introduction**

San Felasco Park is a 194-acre park located at 6400 NW 43rd Way in Gainesville. It consists of a single parcel owned by the City of Gainesville. The City acquired the property through a quit-claim deed from Alachua County in 2010. The County acquired the property as federal surplus through the Federal Lands to Parks program in 1988.

### **Significant Features**

Noteworthy features of the park include the headwaters of Blues Creek, which originates as an intermittent stream on the property, several wetlands, and diverse examples of scrubby, mesic and wet flatwoods vegetation. The property is also ecologically significant because it abuts Devil's Millhopper Geological Site State Park. Recreational amenities include nature trails, a playground, picnic area, restrooms, boardwalks, and an interpretive pavilion.

### **Acquisition Purpose**

The property was deeded to the City for perpetual use "for public park and for public recreational area purposes". The Program of Utilization and Plan submitted with the County's application to the Federal Government indicated that the property would be "developed for geological and ecological interpretation, hiking, nature study, picnicking and fitness activities".

### **Allowable Uses**

The management and use of the park is governed by the Program of Utilization and Plan submitted by Alachua County to the Federal Government in 1988 and subsequent amendments, and by a quit-claim deed from Alachua County to the City of Gainesville with the consent of the Federal Government.

Some uses and activities specifically allowed or required under the Program of Utilization, or that are consistent with the City's purpose for acquiring the property include:

- Environmental education programs
- Public non-motorized resource-based outdoor recreation, to the extent that the property's natural resources are not adversely affected
- Maintenance or renovation of existing facilities
- Restoration of natural resources, including enhancement planting of native upland plant species
- Natural resource management, including but not limited to removal/treatment of invasive non-native plants and animals, and the use of prescribed fire
- Subject to approval by the Parks, Recreation and Cultural Affairs Department, utilities as needed for park or other city-owned property development or to serve another utilities customer outside the park or the city-owned property.

Conditions and prohibitions stated in the deed include:

- The Federal Government retains the right to oil, gas, and minerals on the property and the right of access to those resources.
- The property shall revert back to the Federal government in the event that it is deemed necessary for national defense.
- The City is prohibited from developing the property in any manner incompatible with Executive Orders 11988 and 11990, relating to floodplain management and to wetlands protection, respectively.
- The City may not sell, lease, assign, or otherwise dispose of the land except to another eligible governmental agency that can assure the continued use and maintenance of the property for public park and public recreation area purposes.

## **Acquisition Plan Springtree Park**

### **Introduction**

Springtree Park is an 11.7-acre park located at 2700 NW 39<sup>th</sup> Avenue in Gainesville, Florida. The park was acquired by the City as two parcels in 1988 and 1991. Acquisition funding was provided by the Greenspace Trust Fund.

### **Acquisition Purpose**

The City purchased the property with the intention to develop it as a neighborhood park.

### **Significant Features**

The park contains Three Lakes Creek, a seepage stream which feeds into Possum Creek, as well as upland and seepage slope forests. Listed plants are known to occur on the property. A small playground/picnic area is located near the center of the park, and foot trails traverse the park. The property has no official public vehicular access.

### **Allowable Uses**

Management of Springtree Park is governed by the park's management plan. Uses of the property that are required by or consistent with the management plan and the City's goals for acquiring the property include the following:

- Public non-motorized outdoor recreation, to the extent that the property's natural resources are not adversely affected
- Environmental education programs
- Natural resource restoration, including but not limited to restoration of native upland and wetland plant communities, mechanical or chemical removal of plants not characteristic of these habitat types, planting of native plant species, and hydrologic restoration
- Natural resource management, including but not limited to removal/treatment of invasive non-native plants and animals
- Maintenance, renovation, or other improvements to existing nature trails, boardwalks, and facilities
- Development of facilities necessary to provide the public reasonable access to learn about and enjoy the site's natural features and amenities, including but not limited to vehicular access from 39<sup>th</sup> Avenue, parking area, and boardwalks.
- Subject to approval by the Parks, Recreation and Cultural Affairs Department, right of way and traffic improvements along 39<sup>th</sup> Avenue up to 50 feet within the park boundary.
- Subject to approval by the Parks, Recreation and Cultural Affairs Department, utilities as needed for park or other city-owned property development or to serve another utilities customer outside the park or the city-owned property.