

Land Conservation Board

June 26, 2025

6:00 pm

County Administration Building - Grace Knight Conference Room

12 SE 1 Street, 2nd Floor, Gainesville, FL 32601

Pages

1. **Call to Order**
2. **Approval of the Agenda**
3. **Approval of Minutes**
4. **Property Evaluations – Staff Presentations**
5. **Old Business**
6. **New Business**
7. **Staff Updates**
8. **Public Comment**
9. **Next Meeting Date**
Anticipated Date: July 24, 2025
10. **Adjournment**

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Alachua County Land Conservation Board

LCB Members

Chair

Brian Block

Vice-Chair

Amy Schwarzer

Secretary

Kristen Young

BJ Bukata

Bruce A. Blackwell

Catherine (Kate) Lee

Edward Hunter

Jennifer Rocca, Dr.

Lee Cook

Paul Lyrene, Dr.

Tom Mirti

Alternate

Jeff Glenn

Mission Statement

*To acquire, improve,
and manage
environmentally
significant lands that
protect water
resources, wildlife
habitats and natural
areas suitable for
resource-based
recreation.*



Meeting Agenda

June 26th, 2025, 6:00 P.M.

Grace Knight Conference Room

12 SE 1st Street, Second Floor,

Alachua County Administration Building

In-Person Meeting

- 1) **Call to Order**
- 2) **Agenda**
 - a) Approval of Agenda
- 3) **Approval of Minutes from May 22, 2025**
- 4) **Sunshine Law Presentation**
- 5) **Property Evaluations – Staff Presentations**
 - a) Paynes Prairie Additions – Woodbine Community Association
 - b) Lake Forest Creek – Reeb
 - c) Lake Forest Creek – Centro Espirita Beneficente do Vegetal
- 6) **Old Business**
- 7) **New Business**
- 8) **Staff Updates**
 - a) Acquisition Update
- 9) **Public Comment**
- 10) **Other Business**
 - a) Next meeting date – July 24th, 2025
- 11) **Adjourn**

A public speaker who meets the definition of “lobbyist” per Alachua County Code Section 68.02 shall disclose that he or she is a registered lobbyist when addressing the Board

Member	22-Aug-24	24-Oct-24	5-Dec-24	23-Jan-25	27-Feb-25	22-May-25	TOTALS
Bruce A. Blackwell	P	P	P	P	P	P	100.00%
Lee Cook	P	P	P	A	P	P	83.33%
Jeff Glenn	-	-	-	P	P	P	100.00%
Brian Block	P	P	P	P	P	P	100.00%
Amy Schwarzer	P	P	P	P	P	A	83.33%
Tom Mirti	P	P	P	P	P	P	100.00%
B.J. Bukata	P	P	P	P	P	A	83.33%
Kristen Young	P	P	P	P	P	P	100.00%
Paul Lyrene	P	P	A	P	P	P	83.33%
Ed Hunter	A	P	P	P	A	P	66.67%
Jennifer Rocca	P	P	P	P	P	P	100.00%
Catherine (Kate) Lee	P	P	P	P	P	P	100.00%
<i>Dewayne Baines (No longer on LCB)</i>	<i>P</i>	<i>A</i>	<i>A</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>

**Orange for total attendance tracking purposes only*

Present:	11	11	10	11	11	10	87.50%
Absent:	1	1	2	1	1	2	12.50%
Excused:	0	0	0	0	0	0	0.00%
TOTAL	12	12	12	12	12	12	

- * P = Present
- * A = Absent
- * E = Excused
- * C = Canceled

Current Land Conservation Board Roster and Terms 05/22/2025

Member	Term Start	Term End	Position	Length of Service*
Ed Hunter	12/12/2023	9/30/2027	Natural Resource Professional	Third Term*
Bruce A. Blackwell	12/12/2023	9/30/2027	Citizen at Large	Third Term
Kristen Young	12/12/2023	9/30/2027	Citizen at Large	Second Term
Kate Lee	1/1/2025	9/30/2028	Citizen at Large	Second Term
Brian Block	1/1/2025	9/30/2028	Citizen at Large	Third Term (plus part. term)
Tom Mirti	2/27/2024	9/30/2028	Natural Resource Professional	First Term (part. term, followed by full)
Jeff Glenn	1/1/2025	9/30/2028	Citizen at Large (Alternate)	First Term
Paul Lyrene	1/11/2022	9/30/2025	Citizen at Large	Second Term
Amy Schwarzer	6/1/2023	9/30/2025	Natural Resource Professional	First Term
Lee Cook	4/9/2024	9/30/2026	Natural Resource Professional	First Term
B.J. Bukata	2/14/2023	9/30/2026	Natural Resource Professional	Second Full Term (+ 2 part. terms)
Jennifer Rocca	12/12/2023	9/30/2026	Natural Resource Professional	First Term

LCB Members

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Brian Block

Vice-Chair

Amy Schwarzer

Secretary

Kristen Young

BJ Bukata

Bruce A. Blackwell

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Edward Hunter

Jennifer Rocca, Dr.

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Mission Statement

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Meeting Minutes

May 22nd, 2025, 6:00 P.M.

Grace Knight Conference Room

12 SE 1st Street, Second Floor,

Alachua County Administration Building

In-Person Meeting

Land Conservation Board (LCB) members present: Brian Block, Kristen Young, Brian Block, Jeff Glenn, Jennifer Rocca, Paul Lyrene, Lee Cook, Kate Lee, Bruce Blackwell, Tom Mirti, Ed Hunter

Staff present: Andi Christman, Emily Uhlmann, Michael Bird, Kevin Ratkus, Jesse Natwick, Jennison Kipp

Members of the public present: Robert Harrison, Connie Meyer, Amy Shuenoc., Larissa Berkovich, Marcia Parkins (virtual), Indyli Brown (virtual)

1) Call to Order

Chair Brian Block called the meeting to order at 7:02pm

Alternative member Jeff Glenn will be a voting member for this meeting in the absence of a LCB member.

2) Agenda

a) Approval of Agenda

Motion was made by Ed Hunter to approve the agenda. Bruce Blackwell seconded the motion. Motion passed with a vote of 11-0.

3) Approval of Minutes from February 27th, 2025

Motion was made by Kristen Young to approve the minutes from the February 27th, 2025 meeting of the LCB with a correction to the minutes approval and correction of spelling of Jeff Glenn spelling. Ed Hunter seconded. Motion passed with a vote of 11-0.

4) Property Evaluations – Staff Presentations

a) San Felasco Additions – Johnson Trustee

Presented by Emily Uhlmann; Nominated by as a fee simple acquisition

Robert Harrison lives next to the property and said the ditch flows swiftly during rainy season. Said previous subdivision proposed 120 homes.

Amy Shuenoc said the ditch flows swiftly and worried development

would cause flooding in the adjoining neighborhood.
Connie Meyer lives next to the property and said the creek becomes 8 foot deep with storms

No motions made.

- b) Santa Fe River – Brown (Borris and Aldith) *Presented by Jesse Natwick*
Nominated as a fee simple acquisition by owner.

Landowner spoke virtually in appreciation for conservation done by Alachua County.

Motion was made by Paul Lyrene to place the property in the priority pool. Tom Mirti seconded the motion. Motion passed with a vote of 11-0

- c) Watermelon Pond – Yoh Jau W Trustee (Desktop Evaluation)
Presented by Emily Uhlmann
Nominated as a fee simple acquisition

Motion was made by Ed Hunter to place the property in the eligibility pool. Kristen Young seconded the motion. Motion passed with a vote of 11-0.

Motion was made by Paul Lyrene to place the property in the priority pool. Lee Cook seconded the motion. Motion passed with a vote of 11-0.

5) Old Business

No old business

6) New Business

- a) Climate Action Plan Discussion
EPD Resiliency Specialist Jennison Kipp spoke about the timeliness of the Climate Action Plan. Public input closing in June. BOCC adoption likely by fall. Members of the LCB gave feedback.

7) Staff Updates

- a) Acquisition Update *Presented by Michael Bird*
Lake Forest Creek – K Squared Holdings LLC: In due diligence
Watermelon Pond – Johnson: Closed
Watermelon Pond – MPT: In due diligence
Watermelon Pond – Eichhorn: Closed
Watermelon Pond – Dumford & Palmer: In due diligence
Lochloosa Creek Flatwoods – Weyerhaeuser LCP: Working on a contract
Lochloosa Slough Flatwoods – Tompkins: Appraisals complete
Mill Creek – Williams: Potential closing soon (donated parcel)
Lochloosa Creek Flatwoods – Burry: Was appraised
East Newnan's Lake – Putz: Was appraised

8) Public Comment

Brian Block said that the agriculture land conservation board is accepting applications and suggested an LCB liaison, if an LCB member isn't chosen to be on

the board, goes to meetings as a member of the public while the board gets started.

9) Other Business

- a) Next meeting date – June 26th, 2025

10) Adjourn

Chair Brian Block adjourned the meeting at 7:56pm.

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**Paynes Prairie Additions
Woodbine Community Association
6/26/2025**

Project Score		Buildings	
7.27 of 10.00		0 on ACPA, 0 on site	
Inspection Date		Just Value	Just Value Per Acre
6/6/2025		\$30,600	\$513
Total Size (ACPA Acres)		Total Value (Just, Misc, Bldg)	Total Value Per Acre
59.7		\$30,600	\$513
Parcel Number	Acreage	Acquisition Type	
16223-006-000	55	Conservation Easement (Donation)	
16223-012-000	4.7	Natural Community	
Section-Township-Range		Condition	
16223-006-000	15-10-20	Xeric hammock	Good
16223-012-000	15-10-20	Upland mixed woodland	Fair
Archaeological Sites		Mesic hammock	Good
0 recorded on site, 11 in 1 mile		Upland hardwood forest	Excellent-Good
Bald Eagle Nests		Bottomland forest	Excellent-Good
0 on site, 2 in one mile		Sinkhole	Good
REPA Score		Blackwater stream	Fair
N/A -nearby projects scored 6.98 and 8.18 of 9.44		Basin swamp	Excellent-Good
KBN Score		N/A-not within a strategic ecosystem. Nearby (0.7 mi) Eastside	
Outstanding Florida Waters		Greenway ranked 14/47	
		Paynes Prairie State Preserve - within 0.7 miles	

Overall Description:

The Woodbine Community Association property is located on SE 27th street in the Kincade loop area of Southeast Gainesville. The 59-acre property consists of two parcels (16223-006-000 and 16223-012-000) under single ownership and has been nominated as a conservation easement donation. The parcels do not fall within an ACF project area or a strategic ecosystem. The closest ACF project areas are Paynes Prairie Additions and the Lochloosa Forest-Levy Prairie Connector, both within 0.2 miles. Gentle variations in the soil and topography create a mosaic of ecosystems on the property. The natural communities on site include xeric hammock, upland mixed woodland, mesic hammock, upland hardwood forest, bottomland forest, sinkhole pond, blackwater stream, and basin swamp. Nearly all are in good condition.

The uplands along the northern boundary are predominantly high-quality xeric hammock. Sand live oak, sparkleberry, and rusty lyonia form a twisted canopy above a saw palmetto understory. To the west, the canopy thins and longleaf pine tower over the palmettos, huckleberry, deerberry, and scrubby oaks, marking the transition to upland mixed woodlands.

Mesic hammock covers much of the center of the property surrounding the wetlands. The canopy consists of sizeable loblolly pines, southern magnolia, pignut hickory, and cabbage palm and the condition of the natural community is good overall. Fringing the many wetland features, the forest takes on more hydric or bottomland characteristics, consisting of laurel oak, water oak, red maple, and sweet bay magnolia.

Although adjacent parcels to the south contain large areas of upland hardwood forest, only a small portion of the nominated property contains this community. However, this area does occur in the southeast corner and along parts of the eastern boundary, is notable in its excellent quality and unusual hardwood diversity. It is characterized by a closed canopy consisting of swamp chestnut oak, southern magnolia, basswood, eastern hop hornbeam, bluff oak, rusty black haw, red mulberry, American holly, fringe tree, and American olive. The trunk diameter of the midstory trees is notable.

The mesic hammock and upland hardwood forest are interspersed with multiple swamps, sinkholes, and creeks. The ecotones between the upland and wetland communities support a number of interesting plants, including sweet pinxter azalea and an unidentified terrestrial orchid, possibly *Habenaria quinquesetia*. Several basin swamps dot the property, with a codominant canopy of cypress and tupelo. The swamps appear to have vastly different hydroperiods. Some were inundated at the time of this evaluation. Others held no water and had a groundcover of lizards' tail and royal fern. The largest of these graded into an open, shrubby marsh system with buttonbush and grasses at one end.

At least three creek beds meander through the property. The first, Calf Pond Creek, is a blackwater stream which crosses the property in the northeast corner before terminating in Calf Pond east of the property. This is partially channelized and becomes a shallow braided flow where wild rice and canna were observed. Another creek originates in the west part of the property at the base of a gentle slope and flows east through a bottomland forest of excellent quality. This creek runs clear and cold, indicating a groundwater seep or possible spring flow. Additional ephemeral creeks cross the property but were dry at the time of this evaluation visit. One of these creeks feeds a sinkhole pond on the northeastern side of the property, and there is at least one other dry sinkhole that was observed during the site visit.

Wildlife observations include a red shouldered hawk, great egret, barred owl, and pileated woodpecker. Numerous other birds, as well as frogs and insects, could be heard throughout the property, particularly in the wetlands. Landowners attest to seeing turkey, bobcat, box turtle, eastern kingsnake, and peninsula newt. Evidence of black bear activity has been observed in the area, and there is some evidence to suggest they have utilized the property in the past, but the landowners have not seen any specifically onsite.

Human alteration appears to be minimal on the site. A narrow walking trail encircles the property and two wooden bridges span the wider creek beds. These are maintained by the current owners. Tree size and more successional species composition in one area suggests clearing in the past, consistent with landowner accounts of a former encampment. In this area, some topographical features were observed that were possibly hand-dug drainage ditches.

Most of the property is in good condition with few invasive plants. There are scattered patches of air potato, primarily along road edges. Occasional Japanese climbing fern also occurs in these areas. Occasional Chinese tallow seedlings and saplings were found in the wetlands, and there was one area of concentrated taro in the braided streambed of Calf Pond Creek. The landowners reported Coral ardisia as the primary invasive species concern, but it has been maintained at a low-moderate cover class by hand-pulling during community workdays.

The property is within 1 mile of eleven archeological sites, but none are known to occur on the property. The landowners had some knowledge of a previous settlement and legacy solid waste, though minimal, confirms prior use.

Development Review:

This development analysis is primarily based on a limited desk-top review and is founded upon current County Land Development Regulations and Comprehensive Plan policies. The Development Scenario is oversimplified and is meant only to convey a general sense of the potential of development intensity that could be possible based on land use and zoning conditions.

The two parcels are currently owned by the Woodbine Community Association. The property consists of two parcels 16223-006-000 (55 acres) and parcel 16223-012-000 (4.7 acres). None of these parcels are within a Strategic Ecosystem.

The Future Land Use for this parcel is Estate. Under current land use and zoning, the property may be developed at a maximum intensity of 1 dwelling unit per 2 acres within the urban cluster.

There are natural resources on the parcels that are protected from development activities under current regulations. As per Alachua County ULDC, Chapter 406, Article VI, the wetlands on the property would be protected as well as a 75ft average/50ft minimum upland buffer. According to geospatial data, the wetlands consist of 49.12 acres over the two parcels and 52.72 acres total including the buffer. The 100-year flood zone overlaps with the wetland and wetland buffer.

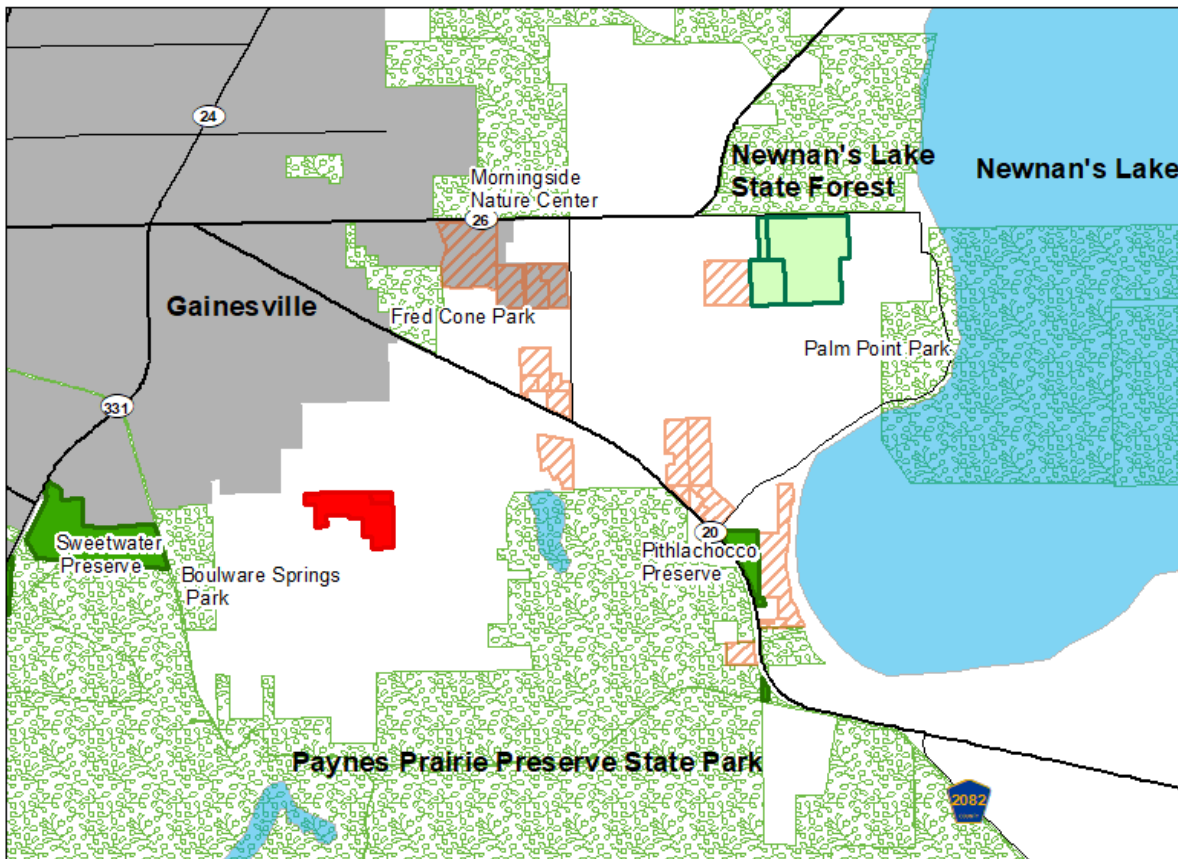
In addition, a site visit by staff have indicated the upland portion of this property to be of high quality. Under Chapter 406, Article III, Significant Plant and Wildlife Habitat, allows up to 25% set-aside of the upland portion of the property

The property consists of approximately 6.98 acres of developable area and is adjacent to a few existing single-family residential properties. However, access to the developable portion of this property will pose challenges given the protection and location of the natural resources on site. It is reasonable to say the land is moderately protected from development activities.

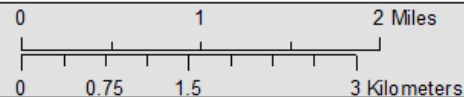
Paynes Prairie Additions - Woodbine Community Association - 6/26/2025					
CATEGORY	Criterion	WEIGHTING	Enter Criteria Value Based on Site Inspection	Average Criteria Score	Average Criteria Score Multiplied by Relative Importance
(I-1) PROTECTION OF WATER RESOURCES	A. Whether the property has geologic/hydrologic conditions that would easily enable contamination of vulnerable aquifers that have value as drinking water sources;		4		
	B. Whether the property serves an important groundwater recharge function;		4		
	C. Whether the property contains or has direct connections to lakes, creeks, rivers, springs, sinkholes, or wetlands for which conservation of the property will protect or improve surface water quality;		5		
	D. Whether the property serves an important flood management function.		4		
(I-2) PROTECTION OF NATURAL COMMUNITIES AND LANDSCAPES	A. Whether the property contains a diversity of natural communities;		3		
	B. Whether the natural communities present on the property are rare;		3		
	C. Whether there is ecological quality in the communities present on the property;		4		
	D. Whether the property is functionally connected to other natural communities;		3		
	E. Whether the property is adjacent to properties that are in public ownership or have other environmental protections such as conservation easements;		1		
	F. Whether the property is large enough to contribute substantially to conservation efforts;		3		
	G. Whether the property contains important, Florida-specific geologic features such as caves or springs;		3		
	H. Whether the property is relatively free from internal fragmentation from roads, power lines, and other features that create barriers and edge effects.		4		
(I-3) PROTECTION OF PLANT AND ANIMAL SPECIES	A. Whether the property serves as documented or potential habitat for rare, threatened, or endangered species or species of special concern;		4		
	B. Whether the property serves as documented or potential habitat for species with large home ranges;		4		
	C. Whether the property contains plants or animals that are endemic or near-endemic to Florida or Alachua County;		5		
	D. Whether the property serves as a special wildlife migration or aggregation site for activities such as breeding, roosting, colonial nesting, or over-wintering;		4		
	E. Whether the property offers high vegetation quality and species diversity;		4		
	F. Whether the property has low incidence of non-native invasive species.		4		
(I-4) SOCIAL AND HUMAN VALUES	A. Whether the property offers opportunities for compatible resource-based recreation, if appropriate;		1		
	B. Whether the property contributes to urban green space, provides a municipal defining greenbelt, provides scenic vistas, or has other value from an urban and regional planning perspective.		2		
	AVERAGE FOR ENVIRONMENTAL AND HUMAN VALUES			3.45	
	RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE	1.333			4.60
(II-1) MANAGEMENT ISSUES	A. Whether it will be practical to manage the property to protect its environmental, social and other values (examples include controlled burning, exotics removal, maintaining hydro-period, and so on);		4		
	B. Whether this management can be completed in a cost-effective manner.		4		
(II-2) ECONOMIC AND ACQUISITION ISSUES	A. Whether there is potential for purchasing the property with matching funds from municipal, state, federal, or private contributions;		5		
	B. Whether the overall resource values justifies the potential cost of acquisition;		5		
	C. Whether there is imminent threat of losing the environmental, social or other values of the property through development and/or lack of sufficient legislative protections (this requires analysis of current land use, zoning, owner intent, location and		2		
	AVERAGE FOR ACQUISITION AND MANAGEMENT VALUES			4.00	
	RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE	0.667			2.67
	TOTAL SCORE				7.27
NOTES					
General Criteria Scoring Guidelines					
1 = Least beneficial, 2 = Less Beneficial than Average, 3 = Average, 4 = More Beneficial than Average, 5 = Most Beneficial					



Paynes Prairie Additions- Woodbine Location Map



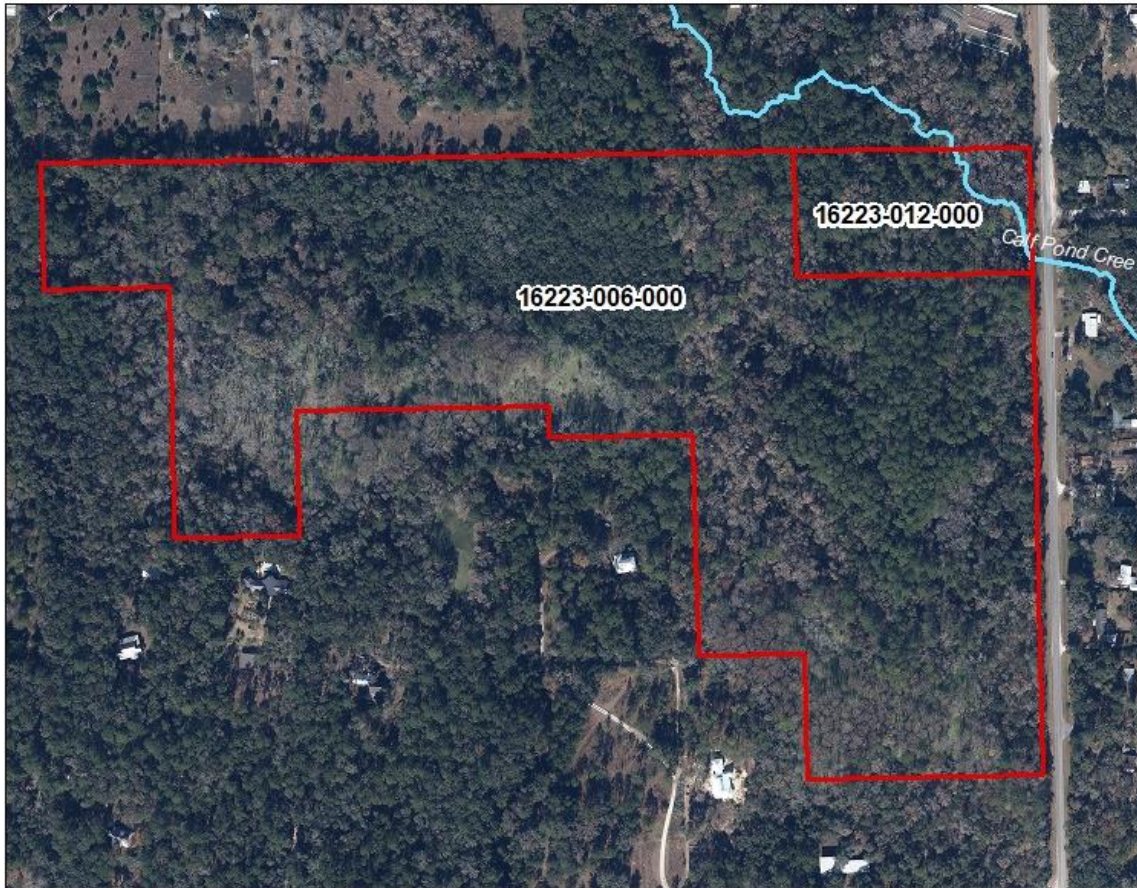
- Legend**
- Woodbine Parcels (~59.7 acres)
 - ACF Preserve
 - Conservation Easement
 - ▨ Active Acquisition
 - ▨ Partner Conservation Lands
 - Municipal Boundaries





DISCLAIMER: This map and the spatial data it contains are made available as a public service, to be used for reference purposes only. The Alachua County Environmental Protection Department provides this information AS IS without warranty of any kind. The quality of the data is dependent on the various sources from which each data layer is obtained.



Paynes Prairie Additions* - Woodbine Community Association Parcel Map



Legend

-  Woodbine Parcels (59.7 ac)
-  Alachua County Creeks



* Property is close to, but not within the current Project Area boundary



0 0.1 0.2 Miles

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Lake Forest Creek – Reeb (formerly Harrell) **Site Evaluation Update**

Parcel Number(s):

18000-000-000

Acres:

19.8

Past Acquisition Steps:

- August 3, 2009 the Harrell parcels were evaluated
- August 27, 2009 the LCB moved to add Harrell parcels (16202-000-000 and 18000-000-000) to the Eligibility Pool without existing house; staff were directed to find out if Harrell will sell the parcel(s) without the house.

Recent Actions:

- August 29, 2023 parcel 18000-000-000 was sold to USLiberty Corp.
- September 12, 2023 parcel 18000-000-000 was sold to Reeb.
- May 9, 2025 the Reeb parcel 18000-000-000 is re-nominated along with adjacent parcels (Daemer and Centro Espirita).
- June 17, 2025 staff re-visited the property to assess changes since initial evaluation.
- Zoning has changed from Residential Multifamily to Automotive Oriented Business (BA) since the parcel's original evaluation.

Evaluation Update:

In June 2025, staff revisited the site to document any changes that may have occurred since the last evaluation (8/27/2009). Access was limited to the parcel at the time of visit due to varying water levels and available routes. From what was seen, the parcel is predominately floodplain swamp and is consistent with the descriptions from the previous 2009 evaluation. The floodplain swamp was still in good condition with a canopy of bald cypress, swamp tupelo, and red maple. The parcel connects to the Pithlachocco Preserve, the adjacent Daemer parcel, and to Newnan's Lake through the canal.

It was unclear during the site visit where the property line is between the Reeb (18000-000-000, east) and the (16202-000-000, west) Harrell parcels. Several structures including a home and outbuildings appear to be near the property line. No structures are on site of the Reeb parcel according to ACPA. Property lines would need to be confirmed by a surveyor to determine if structures or any parts of structures are within the parcel. Based on available GIS data, it is anticipated that a majority of the property is wetland, much of which may be sovereign submerged lands associated with Newnan's Lake (less than or equal to 67.5 ft in elevation). A survey would be needed to make this determination.

**Lake Forest Creek
Harrell
8/27/09**

Project Score:	5.67 of 10.00	
Inspection Date:	August 3, 2009	
Size:	33.63 acres	
Parcel Numbers:	16202-000-000	13.83 ac
	18000-000-000	19.80 ac
S-T-R:	13-10S-20E	
	13-10S-21E	
Buildings:	2 ACPA	
Just Value	\$35,000	\$1,041/ac
Total: Just +bld+ mi	\$162,700	\$4,838/ac

Natural Communities:	
Floodplain Swamp	very good
Mixed Upland Forest	poor
Depression Marsh	poor
Other:	
Improved Pasture	
Canal with Spoil Berm	
Archaeological Sites	21 w/in 1 mile
Bald Eagle Nests	14 w/in 3 mile

REPA Score: 7.42 of 9.44
KBN: N/A

Overall Description:

The 33.63 acre Harrell property is located just southeast of the center of Alachua County. The property is approximately 2 miles southeast from the Gainesville City limits on the southwestern shore of Newnan's Lake. The property access is off Lake Shore Drive (SE 55th Blvd / CR 329B).

Discussions with the Harrell family are directed towards a fee simple land purchase.

The Harrell property consists of two individual parcels. These parcels were not evaluated in the KBN study. The property is included in Plan East Gainesville as part of the Newnans Lake Greenway project. The property is also within the "Lake Pithlachocco Canoe Site" as listed on the Florida Master Site File by the Division of Historical Resources. This land is adjacent to the Alachua County Forever Wainberg ownership, and its acquisition would provide public access to the Wainberg property. This public access would include a stabilized dirt parking lot nestled within the live oaks on the western portion of the property with a trail head and hiking trail connecting it to the Wainberg property.

The structures on the property consist of one 3,020 square foot residence with an in-ground swimming pool, pole barn, and a storage shed. The Harrell family uses this house and land as their primary residence. Just north of their house are the remnants of an old fishing camp. A canal was dug in the 1920's on the northern portion of the property so the historic fishing camp had boat access to Newnans Lake. At high water levels, this waterway is still functional, but it is not currently maintained by the landowner. Spoil from the canal excavation was piled in a 12' wide walkable earthen berm halfway through the floodplain swamp towards the open water of Newnans Lake. The land has small piles of trash/debris sporadically deposited, but the owner is more than willing to remove them prior to a land sale. The site has two turn-in aprons bridging the swale along Lake Shore Drive, but either would need to be rebuilt for public access.

The natural habitats on the site consist of floodplain swamp, altered depression marsh, remnant upland mixed forest and improved pasture. The floodplain swamp is in very good

condition containing a diversity of wetland species including a canopy of bald cypress, water tupelo and red maple and an understory of netted chain fern, Virginia willow, cinnamon fern and royal fern. The improved pasture was historically grazed by cattle and now is periodically mowed. At the time of the site visit it had not been mowed this year. The improved pasture and its edges support sweet gum, laurel oak, loblolly pine, dog fennel, grape vine, a diversity of herbaceous plants and pasture grasses. To the north of the pasture area, surface water flows into the property through a culvert under Lake Shore Blvd. from the west. Flow from this culvert is the water source of the depression marsh. This cattail dominated marsh eventually flows into floodplain swamp surrounding Newnans Lake. The depression marsh goes completely dry at times and is mowed at that time. The extreme southwest side of the property is of a higher elevation that supports a remnant upland mixed forest with some mature live oaks that has its understory periodically mowed.

White tailed deer, butterflies, a cotton mouth and thousands of frogs were seen on the property during the site visit. Mr. Harrell noted that an alligator has nested on the canal berm in the past.

The non-native invasive species that were observed during the site visit were Japanese climbing fern, Chinese tallow, paper mulberry, lantana air potato, skunk vine and pasture grasses. The densities of these species were low to moderate levels.

The following development analysis is based on a limited desk-top review and is founded upon current Land Development Regulations and Comprehensive Plan policies. Scenarios may be oversimplified, and are meant only to convey a general sense of the range of development intensities that would be possible.

Alachua County land use and zoning designations are Residential Estate and Residential Multifamily (R2), respectively. Gross density allowed in these classifications is 0.5 dwelling units per acre (1 unit/2 acres) and one dwelling unit per five acres (1 unit/5 acres), respectively. Current access is via Lakeshore Drive (CR 329B), a paved, county-maintained road.

All wetlands (27 ac.), wetland buffers (3 ac.), and most of the floodplain (31.6 ac) would be permanently protected by conservation easement. Current development potential is one single family dwelling unit.

Lake Forest Creek - Harrell

8/27/2009

CATEGORY	Criterion	WEIGHTING	Enter Criteria Value Based on Site Inspection	Average Criteria Score	Average Criteria Score Multiplied by Relative Importance
(I-1) PROTECTION OF WATER RESOURCES	A. Whether the property has geologic/hydrologic conditions that would easily enable contamination of vulnerable aquifers that have value as drinking water sources;		2		
	B. Whether the property serves an important groundwater recharge function;		2		
	C. Whether the property contains or has direct connections to lakes, creeks, rivers, springs, sinkholes, or wetlands for which conservation of the property will protect or improve surface water quality;		5		
	D. Whether the property serves an important flood management function.		5		
(I-2) PROTECTION OF NATURAL COMMUNITIES AND LANDSCAPES	A. Whether the property contains a diversity of natural communities;		1		
	B. Whether the natural communities present on the property are rare;		1		
	C. Whether there is ecological quality in the communities present on the property;		3		
	D. Whether the property is functionally connected to other natural communities;		4		
	E. Whether the property is adjacent to properties that are in public ownership or have other environmental protections such as conservation easements;		3		
	F. Whether the property is large enough to contribute substantially to conservation efforts;		3		
	G. Whether the property contains important, Florida-specific geologic features such as caves or springs;		2		
	H. Whether the property is relatively free from internal fragmentation from roads, power lines, and other features that create barriers and edge effects;		3		
(I-3) PROTECTION OF PLANT AND ANIMAL SPECIES	A. Whether the property serves as documented or potential habitat for rare, threatened, or endangered species or species of special concern;		4		
	B. Whether the property serves as documented or potential habitat for species with large home ranges;		4		
	C. Whether the property contains plants or animals that are endemic or near-endemic to Florida or Alachua County;		3		
	D. Whether the property serves as a special wildlife migration or aggregation site for activities such as breeding, roosting, colonial nesting, or over-wintering;		3		
	E. Whether the property offers high vegetation quality and species diversity;		3		
	F. Whether the property has low incidence of non-native invasive species.		3		
(I-4) SOCIAL AND HUMAN VALUES	A. Whether the property offers opportunities for compatible resource-based recreation, if appropriate;		3		
	B. Whether the property contributes to urban green space, provides a municipal defining greenbelt, provides scenic vistas, or has other value from an urban and regional planning perspective.		4		
	AVERAGE FOR ENVIRONMENTAL AND HUMAN VALUES			3.05	
	RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE	1.3333			4.07
(II-1) MANAGEMENT ISSUES	A. Whether it will be practical to manage the property to protect its environmental, social and other values (examples include controlled burning, exotics removal, maintaining hydro-period, and so on);		3		
	B. Whether this management can be completed in a cost-effective manner.		3		
	A. Whether there is potential for purchasing the property with matching funds from municipal, state, federal, or private contributions;		1		
(II-2) ECONOMIC AND ACQUISITION ISSUES	B. Whether the overall resource values justifies the potential cost of acquisition;		3		
	C. Whether there is imminent threat of losing the environmental, social or other values of the property through development and/or lack of sufficient legislative protections (this requires analysis of current land use, zoning, owner intent, location and		2		
	AVERAGE FOR ACQUISITION AND MANAGEMENT VALUES			2.40	
	RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE	0.6667			1.60
	TOTAL SCORE				5.67

Lake Forest Creek - Harrell Property Location

Map 1



Lake Forest Creek - Harrell Property 2008 Aerial

Map 2



Legend

- Harrell Property
- Wainberg Boundary
- Major Roads



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ACF Desktop Evaluation

Lake Forest Creek

Centro Espirita Beneficente Uniao Do Vegetal Authorized Distribution of Florida Inc.

6/26/2025

Size Total (ACPA ac):	7.94	Acquisition Type	Fee Simple
Parcel #'s	Acres	Zoning	MB (Marine Business), A (Agricultural)
18003-000-000	7.94	Future Land Use	Estate (0.5 du/ac)
		# Buildings / Types	No buildings on parcel
ACF Project Area (REPA) / Score	Lake Forest Creek 7.42 of 9.44	Strategic Ecosystem (KBN) Project/Score	N/A (0.5 miles to East Side Greenway, 14/47)
Just (Land) Value (Land + Ag(Market))	\$25,200	Total Value (Land + Improvements)	\$25,200
Aquifer Vulnerability	Moderate	Aquifer Recharge	0-4 in/yr
Archaeological Sites	3 on site	Elevation Range	65-85 feet
Wetland Acres	5.25	Public Road Frontage	Yes

Location/ Connectivity: The 7.94 acre parcel is located south-east of Gainesville near the south-western side of Newnan's Lake. It has 0.1 miles of road frontage on State Road 20/Hawthorne Road. It shares a boundary with Alachua County's Pithlachocco Preserve and is across SR 20 from Payne's Prairie Preserve State Park to the west. This parcel is not within a Strategic Ecosystem, but is approximately 0.5 miles to the East Side Greenway Strategic Ecosystem.

Land Cover:

Approximately 66% of the property is covered by a floodplain swamp and within the 100-year floodplain. Acreage at or below 67.5 ft in elevation is anticipated to be sovereign submerged lands associated with Newnans Lake, which is a majority of the floodplain based on available GIS data. A survey would be needed to determine the full extent of sovereign lands. Most of the uplands appear to have been cleared at some time in the 1930's based on aerial imagery from 1937.

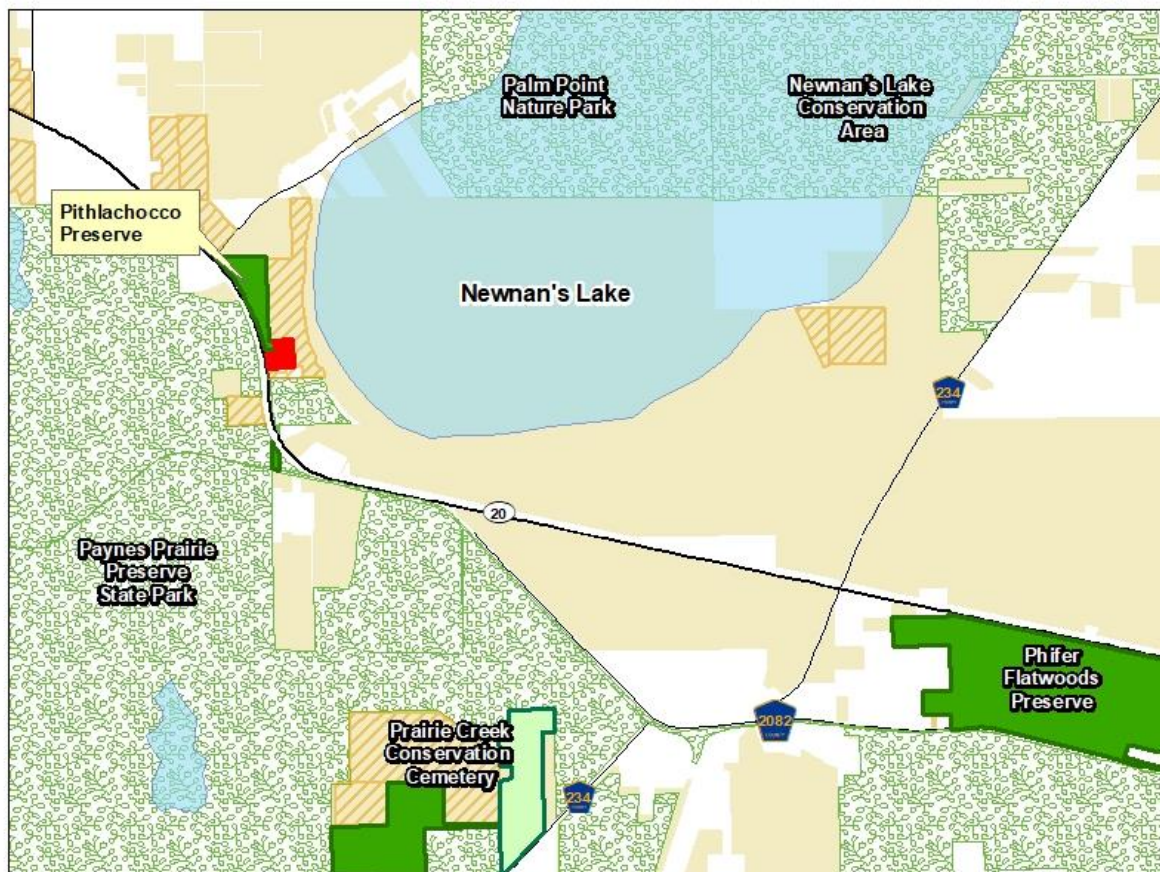
The property is entirely wooded with scattered native species remnant of upland hardwood forest with live oaks, water oaks, southern magnolias, and pine species in the uplands. The understory of the uplands is dominated by coral ardisia and tradescantia. The floodplain swamp is in good condition with a dominant canopy of bald cypress and red maple with an open understory with a variety of ferns and buttonbush.

Designations: No known special designations.

Other: This parcel is being nominated along with previously evaluated parcels 18001-000-000 (Daemer) and 1800-000-000 (Reeb), and a brief site visit was conducted during the staff visit to reassess the previously nominated parcels. Daemer borders the parcel on the north, east and south and is already in the active acquisition list. Reeb was evaluated in 2009 as part of the Harrell evaluation. Three cultural resource sites are mapped as partially occurring within the parcel, including part of the Lake Pithlachocco canoe site. Evidence of looting was seen in the uplands. Tradescantia, coral ardisia, and air potato were observed during the site visit. One known eagle nest is within one mile of the parcel.



Lake Forest Creek - Centro Espirita Location Map



Legend

- Centro Espirita Parcel (7.94 ac)
- ACF Preserve
- Conservation Easement
- Partner Conservation Lands
- ACF Active Acquisition List
- ACF Project Areas
- Lakes



0 0.5 1 2 Miles



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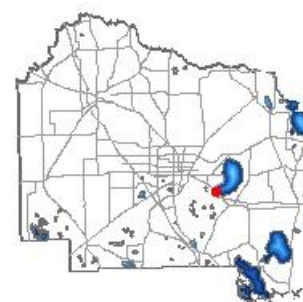


Lake Forest Creek - Centro Espirita Parcels Map



Legend

-  Centro Espirita Parcel (7.94 ac)
-  Composite Wetlands (Dissolved)



0 0.05 0.1 Miles

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Lake Forest Creek - Centro Espirita Surrounding Parcels Map



0 0.35 0.7 Miles

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