



## Agenda Item Summary

---

**File #: 24-00060**

**Agenda Date: 1/23/2024**

---

**Agenda Item Name:**

**Addition of Land Conservation Projects to the Alachua County Forever Active Acquisition List**

**Presenter:**

Emily Uhlmann, Senior Planner – Environmental Protection Dept., (352) 275-2050

**Description:**

Staff requests the Board of County Commissioners (BoCC) approve the addition of the following land conservation projects to the Alachua County Forever (ACF) Active Acquisition List. The staff recommendation is based on the addition of these properties to the Priority Pool by the Land Conservation Board as outlined in Resolution 22-066.

1. Lake Forest Creek – Friedman (Full Price List)
2. Lake Forest Creek – Olster (Full Price List)

Addition of these projects to the Active Acquisition List, authorizes staff to: obtain title work and appraisals, negotiate price and terms with the owners, and execute purchase or option contracts. Any purchase contract or option will be brought back to the Board for consideration.

**Recommended Action:**

Approve the addition of the following properties on the Active Acquisition List.

1. Lake Forest Creek – Friedman (Full Price List)
2. Lake Forest Creek – Olster (Full Price List)

**Prior Board Motions:**

None

**Fiscal Note:**

**Lake Forest Creek – Friedman (Fee Simple) - Cost Estimates:**

- Alachua County Property Appraiser (ACPA) Value: \$60,720\*
- Acquisition Due Diligence: \$35,700
  - Due Diligence: title work, appraisal, survey, environmental assessment
- Stewardship, initial 10 years: \$31,928
- 

**Total estimated cost for acquisition and 10 year Stewardship: \$68,228**

The current annual property tax revenue of all the project parcels is: \$1,554.07

(Exhibit 5)

**Lake Forest Creek – Olster (Fee Simple) - Cost Estimates:**

- Alachua County Property Appraiser (ACPA) Value: \$98,160\*
- Acquisition Due Diligence: \$34,200
  - Due Diligence: title work, appraisal, survey, environmental assessment, baseline documentation report
- Stewardship, initial 10 years: \$55,107
- 

**Total estimated cost for acquisition and 10-year stewardship: \$187,467**

The current annual property tax revenue of all the project parcels is: \$750.34

- #16125-000-000 (Ramblewood Properties, Inc – Daryl Olster): \$109.30
- #16125 005 000 (Loius and Scott LLP – Ronald Olster): \$641.04

Estimated acquisition costs for both properties total: \$228,780

Estimated stewardship costs for the initial 10 years for all properties total: \$87,035

*\*Listed value is based only on what is currently listed on the ACPA website. Actual value will be based on updated appraisals obtained for the property as part of the acquisition process.*

Sufficient budget exists in the Wild Spaces Public Places (WSPP) Land Allocation for these costs.

Project 6184160- WSPP-General Operating & Due Diligence: 021.41.4160.537.31.00

Project 6194101-WSPP-Land Acquisition: 021.41.4160.537.61.00

If/when any of these parcels are brought to the Board for acquisition, they may be funded from the new surtax (beginning 1/1/23) with budget in Fund 140 if the WSPP Surtax budget in Fund 021 is exhausted, or if Fund 140 is deemed more appropriate.

(Exhibit 5)

**Strategic Guide:**

Environment

**Background:**

Lake Forest Creek – Friedman Paul Trustee (“Friedman”): On March 13, 2023, Dennis Clayton nominated the subject property to the Alachua County Forever Program on behalf of the owners – Friedman Paul Trustees. On December 07, 2023, the Land Conservation Board (LCB) placed the 20.24-acre Lake Forest Creek – Friedman property in the Priority Pool.

The Friedman project includes one parcel (16127-003-002) and is located in the center of Alachua County, just east of the City of Gainesville and north of SE Hawthorne Road. There is no direct road access from Hawthorne Road onto the Friedman parcel, although, according to the realtor, there is an access route designated through adjacent properties that could be cleared and utilized by the owner of the property. Friedman property is in the Lake Forest Creek ACF Project Area and approximately 77%

of the property lies within the Eastside Greenway Strategic Ecosystem. The property is one of several parcels that could contribute to a theoretical green corridor linking Paynes Prairie with Morningside Nature Center.

The natural communities on site include upland hardwood forest, former sandhill, and dome swamp, as well as human altered successional hardwood forest. The overall condition of the natural communities ranged from good to poor. Fire suppression and lack of active land management are likely reasons that some of the natural communities are in fair/poor condition. There are small amounts of old solid waste throughout the property, mostly bottles and cans and other household trash. There are also several locations of more consolidated solid waste in the southern portion of the property that appear to be from homeless camps.

Invasive plants were found in small densities throughout the property. Several mimosa trees were identified along with a few small camphor trees, Chinese privet, and centipede grass. Overall, the infestation seems to be low in density. No archaeological sites are known to occur on the property. Additional information can be found in the attached property evaluation.

(Exhibits 1 & 2)

Lake Forest Creek – Olster: On October 09, 2023, Ronald Olster (Louis and Scott LLP) and Daryl Olster (Ramblewood Properties Inc.) nominated the subject parcels to the Alachua County Forever Program for consideration for acquisition. On December 07, 2023, the Land Conservation Board placed the 16.36-acre Lake Forest Creek – Olster property (both parcels) in the Priority Pool.

The Olster project includes two parcels (6125-000-000 and 6125-005-000) under two ownerships from the same family. They are in the center of the County, just east of the city of Gainesville and north of SE Hawthorne Road. The Olster property is in the Lake Forest Creek ACF Project Area, and approximately 69% of the property lies within the Eastside Greenway Strategic Ecosystem. The parcels are part of a project area that could form an ecological corridor between Paynes Prairie and Morningside Nature Center.

The natural communities on site include upland pine forest and upland mixed forest in fair condition. In reviewing historic aerial images, the property does not appear to have been cleared or greatly disturbed in any way throughout the 1900's. Fire suppression and lack of active land management are the likely contributing to the diminished groundcover diversity and overall condition of the natural communities. There are small amounts of old solid waste throughout the property, mostly consisting of bottles, cans, and other household trash. There are also several locations of more consolidated solid waste in the southern portion of the property that appear to be from homeless camps. Invasive plants were identified in small densities throughout the property with camphor trees and coral ardisia being the bulk of what was found. Other invasives include mimosa tree and lantana.

Additional information can be found in the attached property evaluation.

(Exhibit 3 & 4)

General:

The staff recommendation is based on the addition of these properties to the Priority Pool by the Land Conservation Board as outlined in Resolution 22-066.

As with all Alachua County Forever conservation lands, if accepted as an acquisition, this property will

go through the vetting process for the Registry of Protected Places.

Comp Plan Reference:

Policy 6.0 Land Conservation Program within the Conservation and Open Space Element, states “Establish and maintain a land conservation program for the purchase, preservation, and management of natural areas and open space to complement the regulatory approaches identified in other section of this element.”