

Lake Forest Creek			
Friedman Paul Trustee			
5/25/2023			
Project Score		Buildings	
6.20 of 10.00		0 (ACPA), 0 on site	
Inspection Date		Just Value	Just Value Per Acre
4/20/2023		\$60,720	\$3,000
Size		Total Value (Just, Misc, Bldg)	Total Value Per Acre
20.24 ac.		\$60,720	\$3,000
Parcel Number	Acreage	Acquisition Type	
16127-003-002	20.24	Fee Simple	
		Natural Community	Condition
		Upland Hardwood Forest	Good-Fair
		Former Sandhill	Fair-Poor
		Dome Swamp	Poor
		Other	Condition
		Successional Hardwood Forest	
Section-Township-Range		Archaeological Sites	
11-10-20		0 recorded on site, 1 in parcel to the north, 15 within 1 mile	
		Bald Eagle Nests	
		0	
REPA Score	7.42 of 9.44		
KBN Score	Ranked 14 of 47 projects Lake Forest Creek		
Outstanding Florida Waters	No OFW on site. Paynes Prairie State Preserve OFW within 1 mile		

Overall Description:

The Friedman Paul trustee property – nominated for fee simple acquisition – is comprised of one parcel (ACPA TPN 16127-003-002) under one ownership. The parcel is 20.24 acres in size and is in the center of the County, just east of the City of Gainesville and north of SE Hawthorne Road. The 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 natural communities on site include upland hardwood forest, former sandhill, and dome swamp, as well as human altered successional hardwood forest.

The upland hardwood forest appeared to be in good to fair condition. The overstory includes live oak, pignut hickory, black cherry, southern magnolia, and scattered slash pine, with an open understory containing low densities of coralbean, beautyberry, blue huckleberry, sparkleberry, and wax myrtle. It appears no active land management has occurred on the property for many years, and laurel oak, water oak, sweetgum, and red cedars are becoming established not only in this area but throughout the property.

Toward the north central and northeastern portions of the property is former sandhill in fair to poor condition. The overstory includes occasional longleaf pine, slash pine, and turkey oak. Shrubs and ground cover include wiregrass, deer moss, gopher apple several types of paw paw, and sparkleberry –

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although many of these remnant occurrences are suppressed from offsite hardwood shade intrusion and are present in scattered low densities, with limited diversity.

The dome swamp is in poor condition and is located near the northwestern corner of the Friedman property. This small depression was dry at the time of the site visit and didn't show any signs of obvious disturbance, but clearly had been impacted in some way over the years. There are currently no cypress trees in the overstory, but young swamp tupelo and red maple are present, indicating this may have once been a depression marsh now being invaded with trees. Understory shrubs included buttonbush, coastalplain willow, sweetgum, and American holly. Ground cover and aquatic plants including various sedges and rushes, Virginia chainfern, and bracken fern were present. Even with low water levels at the time of the visit, the overall footprint seemed to be smaller than the GIS wetland layer indicated.

The remaining upland footprint of the property, successional hardwood forest, appeared to be more affected by a lack of active land management. The successional hardwood landcover is located in parts of the central, eastern, and southern portion of the property and has an overstory of mostly water oak, laurel oak, sweetgum, and red cedar. Invasive mimosa trees were also identified here. In some of the more disturbed portions, the understory is dense with smilax, grapevine, and yellow jessamine. Some areas still had palmetto and scattered gallberry in the understory indicating at least some of this area was likely once mesic flatwoods. Other portions of the successional hardwood forest appear to be invading the former sandhill areas of the property.

In reviewing historic aerial images, the property does not appear to have been cleared or greatly disturbed in any way throughout the 1900's. Aerial photographs into the 1970's show a relatively open overstory which has mostly grown in over the past three to four decades. Fire suppression and lack of active land management are the likely reasons some of the natural communities are in fair/poor condition. There is a cleared corridor along the eastern boundary with adjacent properties that may have once been planned for an access road but is now mostly grown in with vines other than along a foot trail. Additional mowed and cleared trails exist through central portions of the parcel, although they appear to have been cleared years ago and not maintained. There is no direct road access from Hawthorne Rd 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.

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, with bottles and cans, clothing, and mattresses. Two campsites were identified, one on the Friedman property and one just south on the Alachua County owned parcel, that appeared to be active or just recently abandoned.

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. Wildlife observed on the property included blue jay, tufted titmouse, downy woodpecker, northern parula, blue-grey gnatcatcher, northern cardinal, Carolina wren, grey catbird, red-bellied woodpecker, American crow, zebra swallowtail, and three active gopher tortoise burrows. No archaeological sites are known to occur on the property.

Development Review:

This development analysis is based on a limited desk-top review and is founded upon current County Land Development Regulations and Comprehensive Plan policies. The Development Scenario is

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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.

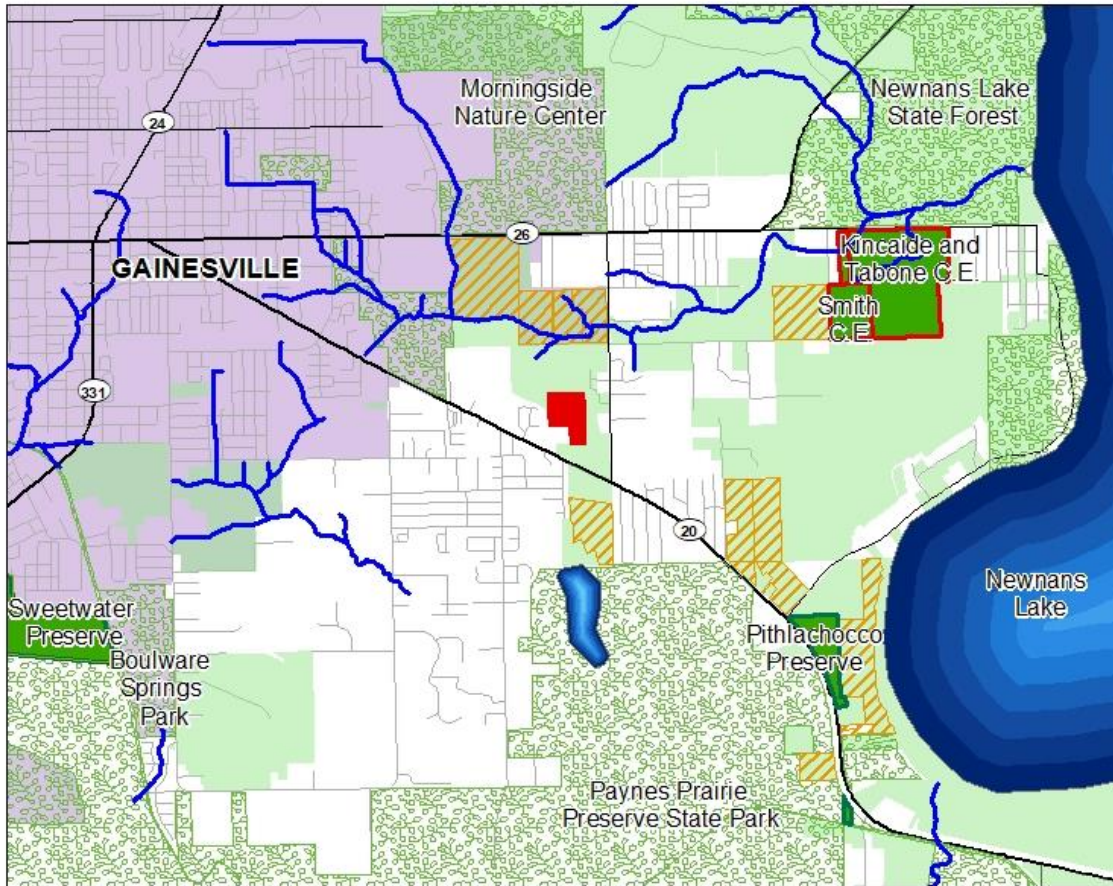
The subject site consists of 20.2 acres associated with a single parcel (ACPA TPN 16127-003-002). This parcel is in the core of several contiguous properties that have been previously evaluated for potential conversion to residential development. Approximately 15 acres of the property is located within a habitat & wildlife corridor associated with the designated “*East Side Greenway Strategic Ecosystem.*”

The Friedman parcel is zoned “Mixed Use Medium Density Residential” and has a Future Land Use designation of “Mixed Use Residential Medium Density (4-8 du/ac).” This property is also located within the “*Eastside Activity Center*” and has an “*Eastside Master Plan*” that is “intended to create a mixed-use activity center with neighborhood-oriented retail, institutional, residential, and office uses.” Based on the existing zoning, which allows for 4-8 units per acre, 80-160 residential units could be built within the 20-acre subject site. However, considering the combination of preserving the two wetlands and associated buffers, and the several acres of upland habitat corridor to achieve Strategic Ecosystem set-aside requirements; facilities would be limited to construction within approximately 8-10 acres in the western portion of the property. When taking into consideration the need to incorporate parking, an access driveway, utilities and stormwater basins, there would be less area to construct residential units. As a result, previous development concepts evaluated for the property were primarily associated with multi-story apartments with and without ground-floor retail facilities. There are limitations for developing the property to achieve the maximum allowable density per zoning classification. However, the property location is near many amenities and with the community’s efforts and priority to construct new projects within the Eastside Activity Center it would be reasonable to expect residential facilities to be built on the property.

REPA - Project Name - Project Element - Date					
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;		3		
	B. Whether the property serves an important groundwater recharge function;		5		
	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;		2		
	D. Whether the property serves an important flood management function.		2		
(I-2) PROTECTION OF NATURAL COMMUNITIES AND LANDSCAPES	A. Whether the property contains a diversity of natural communities;		2		
	B. Whether the natural communities present on the property are rare;		2		
	C. Whether there is ecological quality in the communities present on the property;		2		
	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;		2		
	F. Whether the property is large enough to contribute substantially to conservation efforts;		2		
	G. Whether the property contains important, Florida-specific geologic features such as caves or springs;		1		
	H. Whether the property is relatively free from internal fragmentation from roads, power lines, and other features that create barriers and edge effects.		5		
(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;		3		
	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;		3		
	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;		2		
	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.		3		
	AVERAGE FOR ENVIRONMENTAL AND HUMAN VALUES			2.95	
	RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE	1.333			3.93
(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.		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;		2		
	B. Whether the overall resource values justifies the potential cost of acquisition;		4		
	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		4		
	AVERAGE FOR ACQUISITION AND MANAGEMENT VALUES			3.40	
	RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE	0.667			2.27
	TOTAL SCORE				6.20

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Lake Forest Creek - Friedman Paul Trustee Location Map



Legend

- Friedman Parcel (20.24 ac)
- ACF Preserve
- Conservation Easement
- ACF Projects
- ACTIVE ACQUISITION
- Conservation Lands
- Alachua County Creeks
- Lakes
- Roads



0 0.5 1 2 Miles

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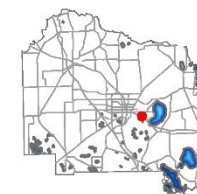
Lake Forest Creek - Friedman Parcel Map



**Morningside to
Paynes Prairie
Corridor**

Legend

 Friedman Parcel (20.24 ac)



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