

ACF Lake Forest Creek			
Olster			
12/7/2023			
Project Score		Buildings	
5.87 of 10.00		0(ACPA), 0 on site	
Inspection Date		Just Value	Just Value Per Acre
11/27/2023		\$98,160	\$6,000
Size		Total Value (Just, Misc, Bldg)	Total Value Per Acre
16.36		\$98,160	\$6,000
Parcel Number	Acreage	Acquisition Type	
16125-000-000	11.44	Fee Simple	
16125-005-000	4.92	Natural Community	Condition
		Upland Pine Forest	Good-Fair
		Upland Mixed Forest	Fair
		Other	Condition
Section-Township-Range		Archaeological Sites	
11-10-20		1 recorded on site, 16 in 1 mile	
		Bald Eagle Nests	
		0 on site, 1 in one mile	
REPA Score	7.42 of 9.44 Lake Forest Creek		
KBN Score	Ranked 14 of 47 projects (Eastside Greenway)		
Outstanding Florida Waters	No OFW on site. Paynes Prairie Preserve State Park OFW within 1 mile.		

Overall Description:

The Olster property – nominated for fee simple acquisition – is comprised of two parcels (ACPA TPN 16125-000-000 and 16125-005-000) under two ownerships from the same family. The parcels are 16.36 acres in size and 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 natural communities on site include upland pine forest and upland mixed forest.

Most of the northern parcel is upland pine forest in good to fair condition. The overstory is dominated by longleaf pine and includes pignut hickory, mockernut hickory, southern magnolia, scattered loblolly pine, with an open understory containing low densities of beautyberry, coral bean, sparkleberry, and saw palmetto. There were numerous catface stumps and living catface longleaf pines indicating a past use of the turpentine industry. Active land management on the property appears to have been absent for many years. Laurel oak, water oak, and sweetgum have started to encroach and shade out a lot of the understory.

Moving south into the southern parcel is upland mixed forest in fair condition. The overstory includes laurel oak, water oak, live oak, southern magnolia, sweetgum, and very low densities of turkey oak, blue jack oak, and chinquapin oak. Shrubs and groundcover include sparkleberry, coral bean, beautyberry, highbush blueberry, and grape vine. Active land management appears to also be lacking here with most of the groundcover suppressed and lacking in density and diversity.

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 shows 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 condition. There is a cleared corridor along the western 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. There is an additional mowed and cleared trail through portions of the northern parcel, although it appears to have been cleared years ago and not maintained.

Overall, 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 on the Alachua County owned parcel to the west that appeared to be active or recently abandoned.

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. Overall, the infestation seems to be in low density. Wildlife observed on the property included barred owl (eating a rat), red bellied woodpecker, tufted titmouse, hermit thrush, turkey vulture, blue gray gnatcatcher, black & white warbler, ruby-crowned kinglet, and eastern gray squirrel. One archaeological site is known on the property, a historic dump from the Hickory Pond period.

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 subject site consists of approximately 16.5 acres associated with two parcels (PN's 16125-000-000, 16125-005-000). Based on desk-top review of the property and field evaluation by ACF staff confirmed there are no wetlands present on the site. The northern 5-acre parcel is dominated by upland pine forest, and upland mixed forest habitat for the southern 11.5-acre parcel. The 100-year flood zone encompasses less than an acre of site.

Eleven acres of the subject site is located within the designated "Eastside Greenway Strategic Ecosystem (Greenway)." The Greenway includes many connecting parcels configured to form east-west and north-south ecosystem corridors. Additionally, the entire subject site is located within the Eastside Activity Center in the Alachua County Comprehensive Plan (Future Land Use Element - Policy 2.2.8(e)(2)) which outlines conservation and development guidelines for the area. Per the Master Plan for the Activity Center, there is a combination of existing and proposed community facilities and "Mixed Use" of medium high density residential (8-14 dwelling units per acre) with commercial within this Activity Center. A critical component of the *Master Plan* is the inclusion of a wildlife corridor corresponding to the *Greenway Corridor* to include the subject site and the previously ACF nominated tracts to the north. Undeveloped areas within individual developments that are set aside for the protection of the Eastside Greenway Strategic Ecosystem, in accordance with Policy 4.10.5 of the Conservation and Open Space Element, shall be geographically and functionally connected to form a continuous corridor through the Eastside Activity Center. The preferred width of the corridor shall be an average of 300 feet. It may be

less than 300 feet in some areas, provided that the ecological integrity of the Eastside Greenway Strategic Ecosystem is protected.

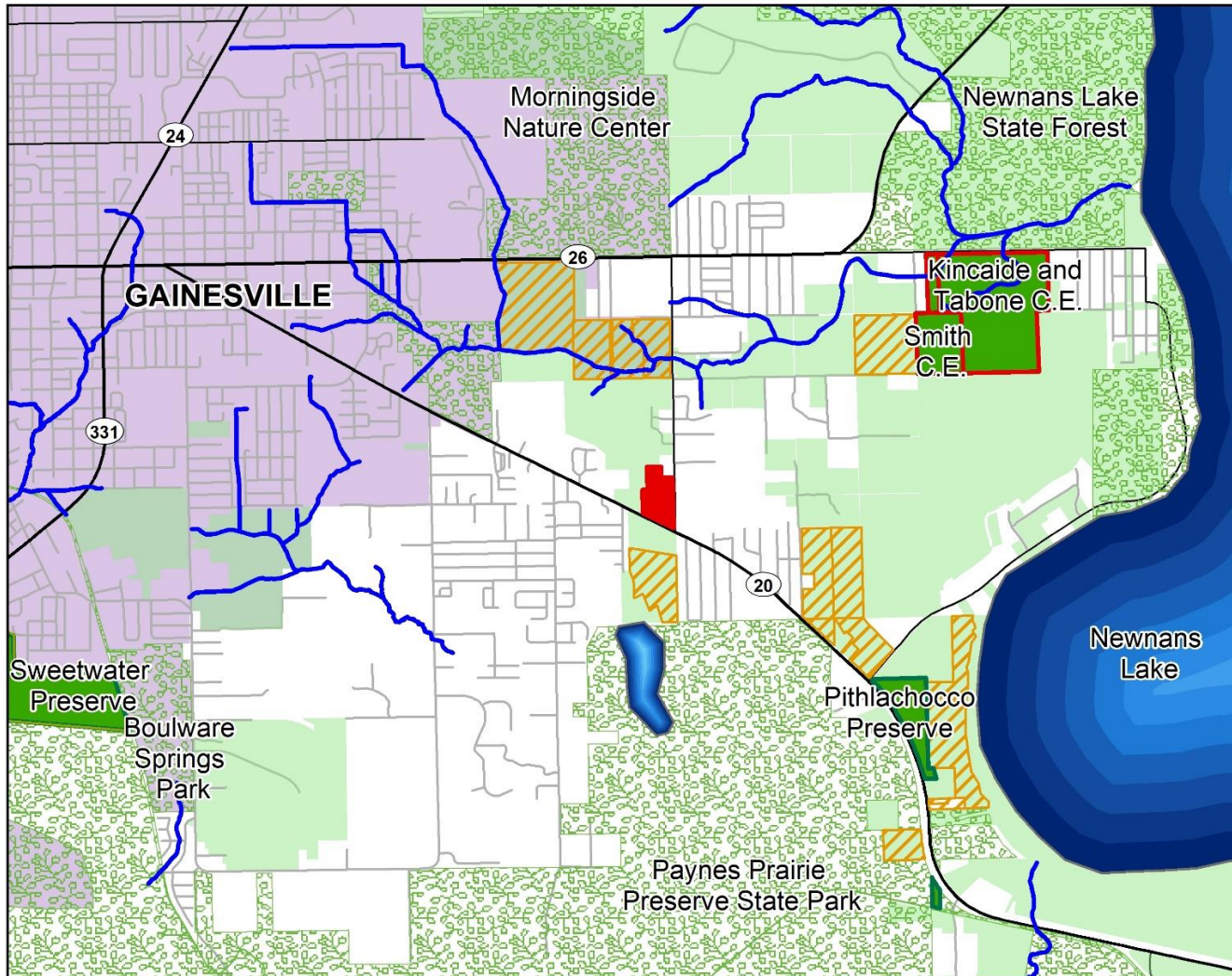
In 2022, County staff received a few different inquiries about potential development options for the subject site as well as the adjacent County-owned five acre parcel 16125-007-000. These inquiries and concepts concentrated on multi-story residential facilities with potential options for first floor accommodations to allow commercial businesses. Due to the need and demand of affordable housing options in Gainesville, each of these development prospects were contingent on nomination and approval of sufficient Federal, State and Local funding resources to construct affordable housing and/or assisted living facilities (e.g. HUD- Federal Housing & Urban Redevelopment)...

Even though last year's inquiries of the subject site did not result in private acquisition, because the subject site includes Zoning & Future Land Use classifications that allow a variety of dense residential and commercial uses, development of subject site would be inevitable if not publicly acquired, but it has not reached the point of design and permit approvals.

REPA - Lake Forest Creek - Olster - 12/7/2023					
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;		1		
	D. Whether the property serves an important flood management function.		1		
(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;		3		
	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;		4		
	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.		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.		4		
	AVERAGE FOR ENVIRONMENTAL AND HUMAN VALUES			2.80	
	RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE	1.333			3.73
(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;		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		4		
	AVERAGE FOR ACQUISITION AND MANAGEMENT VALUES			3.20	
	RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE	0.667			2.14
	TOTAL SCORE				5.87

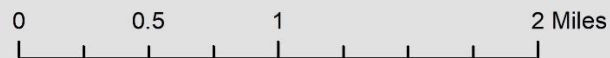


Lake Forest Creek - Olster Location Map



Legend

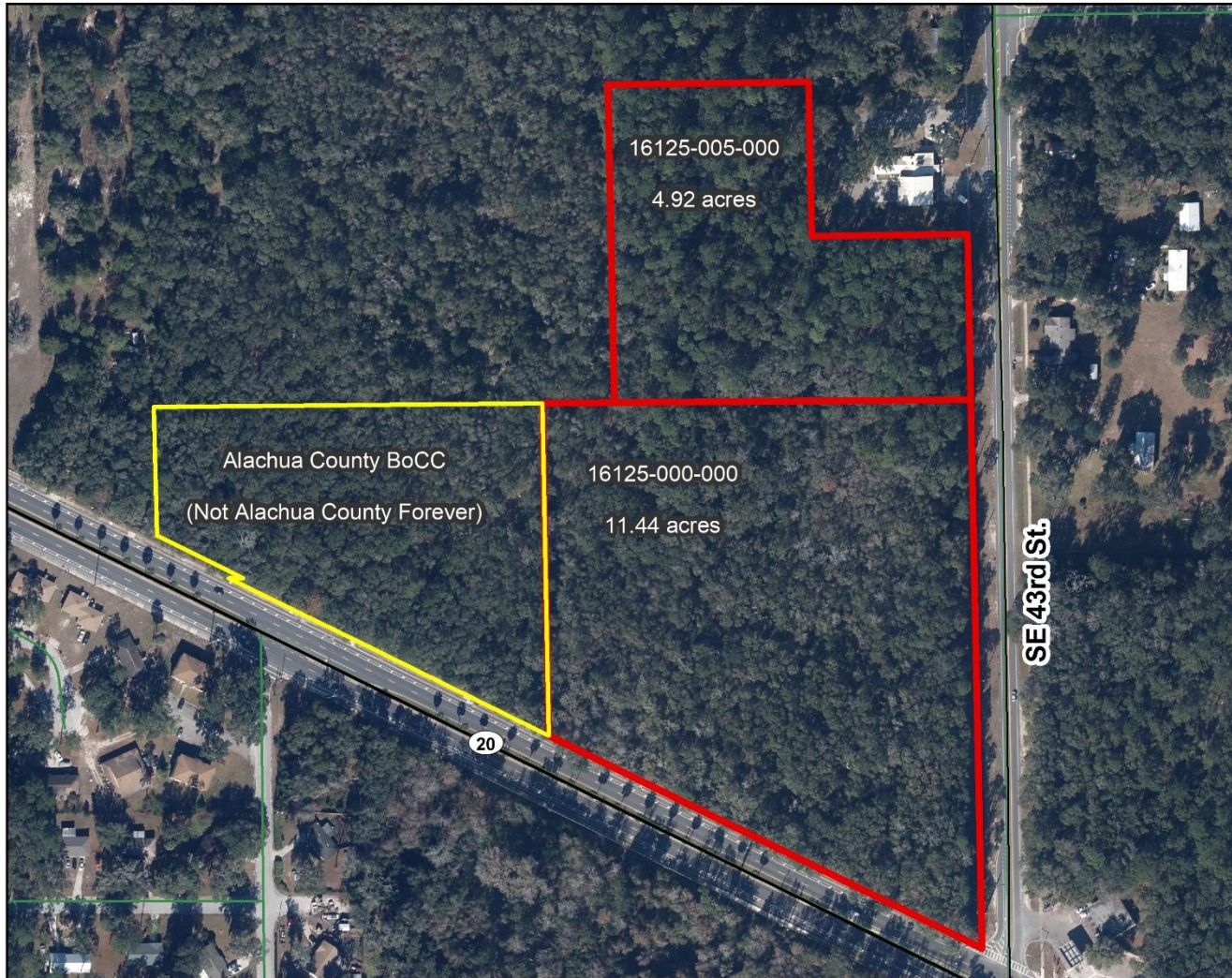
- Olster Parcels (16.36 ac)
- ACF Preserve
- Conservation Easement
- ACF Projects
- Active Acquisition
- Conservation Lands
- Lakes
- Alachua County Creeks
- Roads



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.

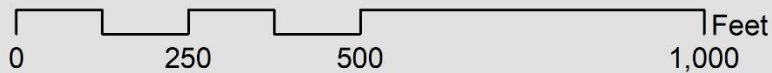


Lake Forest Creek - Olster Parcel Map



Legend

-  Olster Parcels (16.36 ac)
-  Alachua County Owned



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