



Agenda Item Summary

File #: 24-00453

Agenda Date: 5/28/2024

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 project to the Alachua County Forever (ACF) Active Acquisition List. The staff recommendation is based on the addition of this property to the Priority Pool by the Land Conservation Board as outlined in Resolution 22-066.

1. Lake Forest Creek – Quaker 22 LLC (Full Price List)

Addition of this project 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 property on the Active Acquisition List.

1. Lake Forest Creek – Quaker 22 LLC (Full Price List)

Prior Board Motions:

None

Fiscal Note:

Total estimated cost for acquisition and 10-year Stewardship: \$420,628

The current annual property tax revenue of all the project parcels is: \$7,199.23

Purchase and maintenance would be funded from the Wild Spaces Public Places (WSPP) infrastructure surtax.

Additional details can be found in Exhibits 3 and 4

Strategic Guide:

Environment

Background:

Lake Forest Creek – Quaker 22 LLC: On March 26, 2024, Mike Church nominated the subject property to the Alachua County Forever Program. On April 25, 2024, the Land Conservation Board (LCB) placed the 5.68-acre Lake Forest Creek – Quaker 22 LLC property in the Priority Pool.

The Quaker 22 LLC project includes one parcel (Alachua County Property Appraiser (ACPA) #16127-003-001) and is located in the center of Alachua County, just east of the City of Gainesville and on SE Hawthorne Road. The property is adjacent to the Lake Forest Creek ACF Project Area, and approximately 2 acres of the property lie within the Eastside Greenway Strategic Ecosystem. The property does not currently connect to any existing conservation lands, but it is within a hypothetical corridor that could connect Morningside Nature Center to Paynes Prairie Preserve State Park. There are several surrounding parcels on the Alachua County Forever active acquisition list but have not yet been acquired.

Staff did not do a site visit to the property, but natural communities are expected to be similar to those found on adjacent sites which were recently evaluated and based on aerial imagery. Likely natural communities include upland hardwood forest and successional hardwood forest, and there are known to be some longleaf pines along the boundary with the property to the north. There are no known wetlands on the property. Although the ACPA does not reference any buildings on the property, the aerial images show a “structure” in the west central portion of the property.

Additional information can be found in the attached desktop evaluation.

(Exhibits 1 & 2)

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.”