

ACF Desk Top Evaluation
 Project Name: Lake Forest Creek
 Parcel Name: Quaker 22 LLC 16127-003-001

Size:	5.69 acres		Nominated By	Mike Church – Property Owner
Parcel #'s	16127-003-001	5.69 ac	Acquisition Type	Fee Simple
			REPA Score	N/A (property is adjacent to Lake Forest Creek project area which scored 7.42 out of 9.44)
			KBN Project/Score	N/A
# Buildings	0		Elevation Range	133' to 140'
Just Value	\$371,785.00		Bald Eagle	0
Total Value (Just, Misc, Bld)	\$371,785.00		FWC Species Model	15 species
Asking Price	Unknown		FNAI Element Occurrence	Short tailed snake, Florida pine snake
FLU	Mixed Use Residential Medium Density		FEMA 100 & 500 year flood plain	.5 acres in NE corner – 100 yr. flood plain
Zoning	Mixed Use Residential Medium Density		Archaeological Sites	15 w/in a mile

Special Designations: (Special Area Studies, OFW, Potential Sovereign Submerged Lands, State Parks Inholdings & Acquisitions, Florida Forever Project) - None

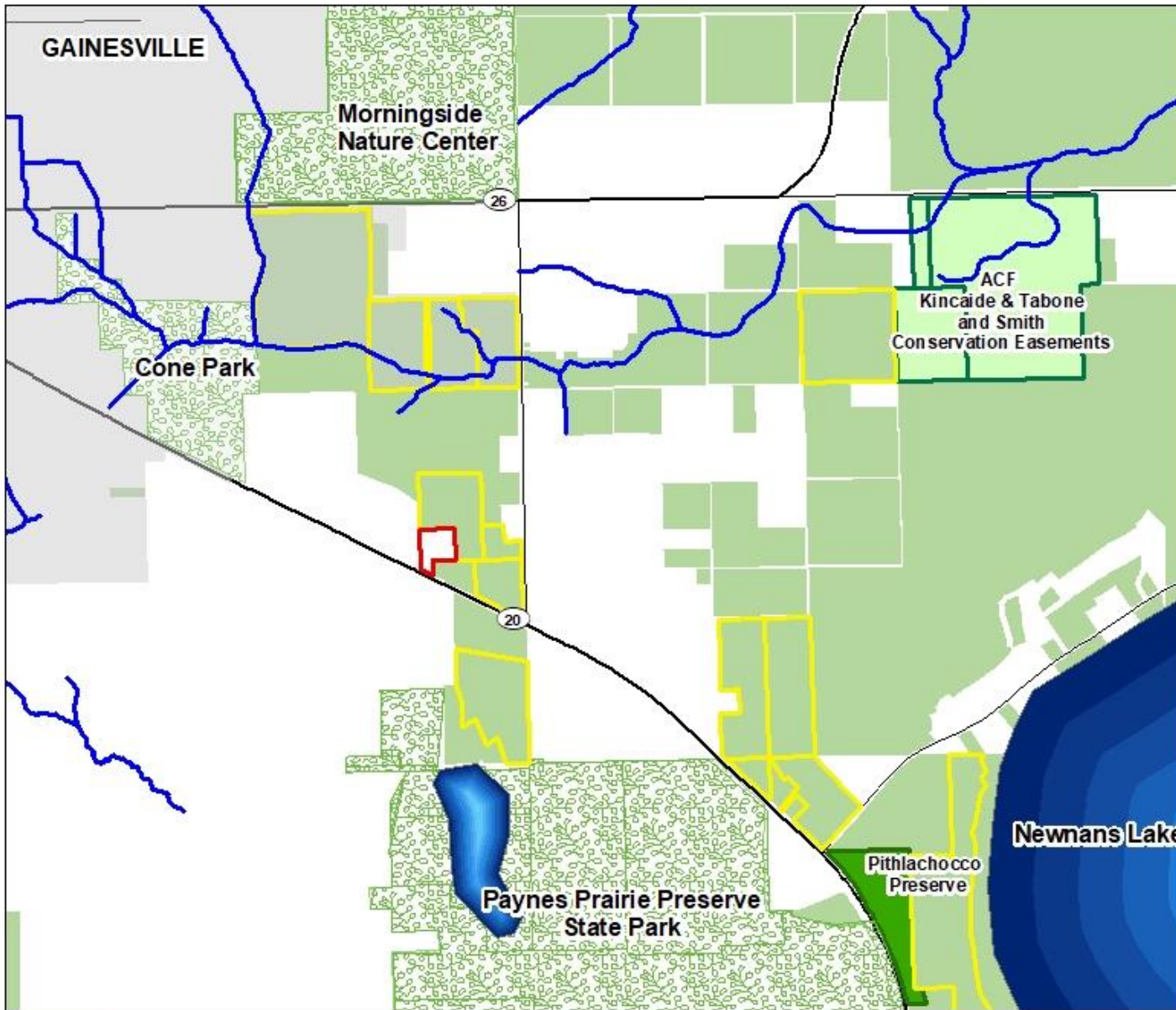
Land Cover: Potential Community types: Upland hardwood forest, successional hardwood forest (based on aerial imagery and observations on adjacent property). In speaking with staff that conducted the property evaluation on the Friedman Paul Trustee Parcel to the north, there were a few longleaf pines that were observed along the boundary.

Conservation Land Context: Quaker 22 LLC does not connect to existing conservation lands at present, but it is in a theoretical corridor that could connect Morningside Nature Center to Paynes Prairie Preserve State Park. There are several surrounding parcels on the active acquisition list but have not yet been acquired. The parcel to the east is owned by the Alachua County BoCC. Paynes Prairie is approximately 0.6 miles to the south and Morningside Nature Center is approximately 1.0 miles to the north.

Other: There is 184 feet of road frontage on SR 20. 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.” Although the ACPA does not reference any buildings on the property, the aerial make show a “structure” in the west central portion of the property.

Maps: Location, Parcel, Surrounding Parcels (Corridor Map)

Quaker 22 LLC Location Map



Legend

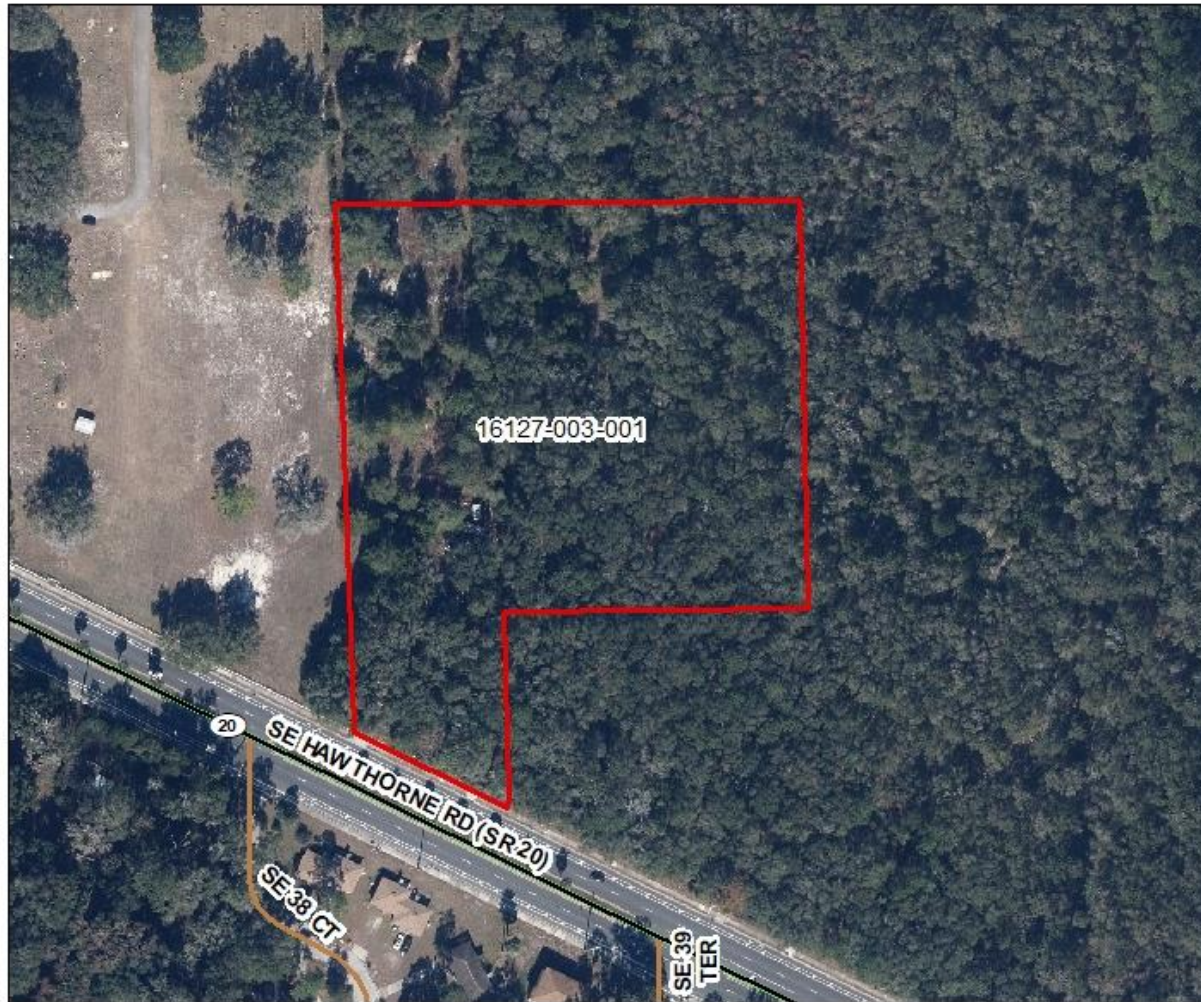
- Quaker 22 LLC (5.69 ac)
- ACF Preserve
- Conservation Easement
- Conservation Lands
- ACF Project Areas
- Municipal Boundaries
- Lakes
- Alachua County Creeks
- ACF Nominations**
- ACTIVE ACQUISITION



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Lake Forest Creek* - Quaker 22 LLC Parcel Map

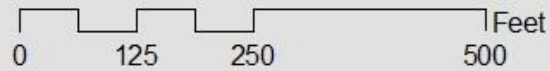


Legend

 Quaker 22 LLC Parcel (5.69 ac)



* Property is adjacent to but not within the Lake Forest Creek ACF project area



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Morningside to Paynes Prairie Corridor Map



Legend

- Quaker 22 LLC
- Alachua County Creeks
- Lakes
- ACF Nominations**
- NOMINATION
- ELIGIBILITY POOL
- ACTIVE ACQUISITION



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