

**Paynes Prairie Additions  
Goodwin & Goodwin  
1/25/2024**

<b>Project Score</b>		<b>Buildings</b>	
6.13 of 10.00		3 on ACPA, 7 on site	
<b>Inspection Date</b>		<b>Just Value</b>	<b>Just Value Per Acre</b>
1/4/2024		\$185,520	\$5,492
<b>Size</b>		<b>Total Value (Just, Misc, Bldg)</b>	<b>Total Value Per Acre</b>
33.78 acres		\$496,982	\$14,712
<b>Parcel Number</b>	<b>Acreage</b>	<b>Acquisition Type</b>	
16305-002-000	15.2	Fee Simple	
16305-003-000	10	<b>Natural Community</b>	<b>Condition</b>
16305-000-000	8.58	Blackwater Stream	Good
		Mesic Flatwoods	Good
		Baygall	Good
		Hydric Hammock	Good
		<b>Other</b>	<b>Condition</b>
		Artificial Pond	
		Successional Hardwood Forest	
<b>Section-Township-Range</b>		<b>Archaeological Sites</b>	
02-11-20		0 recorded on site, 12 in 1 mile	
		<b>Bald Eagle Nests</b>	
		0 on site, 3 in one mile	

**REPA Score** N/A (closest ACF Project Area is the Lochloosa Forest-Levy Prairie Connector)  
**KBN Score** N/A (not within a strategic ecosystem)  
**Outstanding Florida Waters** Paynes Prairie State Preserve Outstanding Florida Water boundary located immediately north of parcels

**Overall Description:**

The 33.78 acre Goodwin & Goodwin property is located in the southcentral portion of the County, between Gainesville and Micanopy along the boundary of Paynes Prairie Preserve State Park (PPPSP). The property consists of three parcels (ACPA TPN 16305-000-000, 16305-002-000, and 165305-003-000) under one ownership and have been nominated for fee simple acquisition. None of the parcels currently fall within either an ACF Project area or Strategic Ecosystem. The closest ACF Project area is an isolated portion of the Lochloosa Forest-Levy Prairie Connector approximately 0.1 miles to the southeast. The parcel shares a half-mile boundary with Paynes Prairie Preserve State Park (PPPSP) to the north and east of the Goodwin property, including the Edwards parcel purchased jointly by the St. John's Water Management District, City of Gainesville, and ACF Program. The natural communities onsite include a

blackwater stream, baygall, hydric hammock, and mesic flatwoods, as well as successional hardwood forest and an artificial pond. Florida Park Service staff accompanied ACF staff on the site evaluation and have communicated an interest in assuming management responsibilities for the property as part of PPPSP, should future acquisition occur.

Two portions of blackwater streams flow through the parcels that are tributaries to Dog Branch which flows north into Paynes Prairie. Some portions of these streams have been channelized, however the portion through parcel 16305-003-000 (where the two streams join together) appears to be unaltered by human impacts. Overall, the stream is in good condition and had bald cypress, swamp tupelo, cabbage palm, and American holly growing on the sides of the creek.

A portion of the 16305-003-000 parcel, east of the creek system is hydric hammock in good condition. This area is lower, wetter, and has rich-looking black soil at the surface. Cabbage palms dominated this area, with saw palmetto, sweetgum, live oak, and lizards tail present as well. Much of this area and the transition up to other communities is infested with coral ardisia, including across the boundary into Paynes Prairie.

Parcel 16305-000-000 has a portion of mesic flatwoods, also in good condition. These flatwoods have some areas that appear to have been kept open with mowing related to hunting and show no signs of recent burn history. Some hardwoods are beginning to intrude into this area as well. The dominant overstory tree was slash and loblolly pine, with saw palmetto and gallberry in the understory. There was a moderately dense patch of Caesar weed in this area as well.

The baygall is located in the far western portion of the property. This wetland feature is also in good condition and does not show signs of recent disturbance. The vegetation appeared to be intact with swamp tupelo, dahoon holly, wax myrtle, swamp bay, and red maple present.

Two human altered communities are located on the property. An artificial pond is located on parcel 16305-000-000 with several buildings located around the perimeter of the pond. These structures included a cabin, screened in porch, greenhouses, and a nearby carport. Additionally, much of the central portion of the property was once cleared as pasture connected to Paynes Prairie. In this area, successional hardwood species have grown in – mostly water oak, sweetgum, and eastern red cedar, with a mostly clear, open understory. An old well is located in this area which may have been related to a previous homesite.

In addition to the structures located around the pond, there is a single-family home located on parcel 16305-003-000 that has a detached garage and utility shed located nearby. This homesite is located near the northeast corner of the property, adjacent to the blackwater stream. There is also a collapsed shack near the center of the property. Several hunt stands and feeders are scattered throughout the property. There are no known archeological sites on the property, and the site was clear of any solid waste deposits, other than a small burn pile near the pond.

Most of parcel 16305-002-000 was relatively free from invasive plants, however the two eastern parcels had some areas of moderately dense infestations of coral ardisia, Caesar weed, cogon grass, wedelia, and tuberous sword fern. Additional invasive species included Chinese tallow, Japanese climbing fern, and Chinese break fern. Wildlife observed on the site visit include wild turkey, bald eagle, blue-headed

vireo, little blue heron, and black and white warbler. The owner had also recently seen a black bear on the property.

**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 parcels have a Future Land Use of Rural Agricultural. In accordance with the Alachua County Comprehensive Plan, Rural Agricultural areas are intended to be protected in a manner consistent with preservation of agriculture, open space, rural character, and the preservation of environmentally sensitive areas. Under the current land use and zoning the property may be developed at a maximum intensity of 1 dwelling unit per 5 acres.

There are wetlands on the parcels that have protection from development per Alachua County ULDC. An upland buffer surrounding the wetlands will be required to maintain a 50' minimum and 75' average width of undeveloped land. The wetlands cover 5.77 acres, primarily on parcel 16305-002-000. The surrounding buffer totals approximately 4.77 acres. The 100-year flood zone spans all three parcels and is designated as Zone A with no base flood elevation. Any development in these areas would need to comply with local and federal floodplain management regulations.

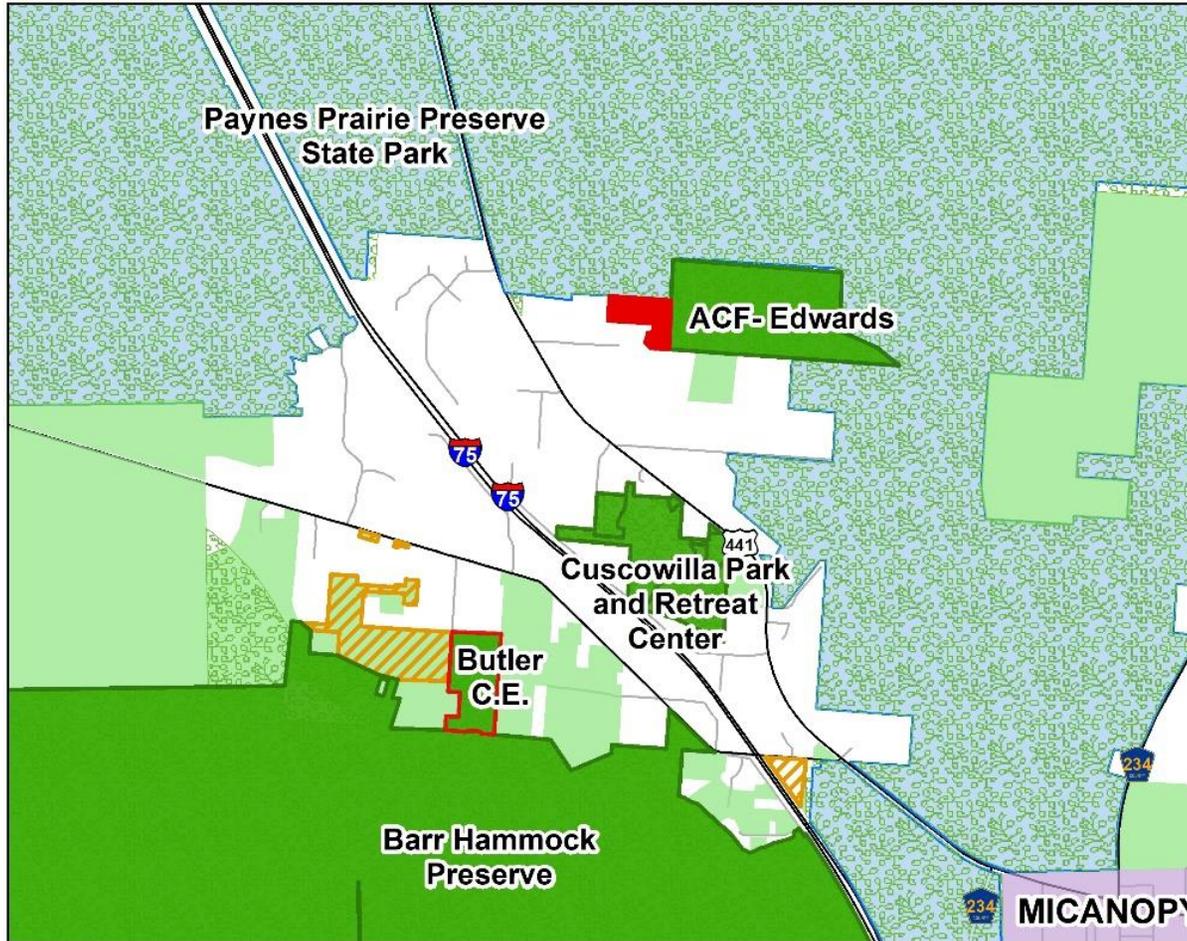
Given the current zoning and future land use, this property contains some potentially developable areas. The remote location and limited infrastructure and associated higher construction costs may somewhat diminish the prospects and potential for development activities. Wetlands, wetland buffers, and flood zones will somewhat limit the potential for development. However, they would not preclude it.

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CATEGORY	Criterion	WEIGHTING	Enter Criteria Value Based on Site Inspection	Average Criteria Score	Average Criteria Score Multiplied by Relative Importance
<b>(I-1) PROTECTION OF WATER RESOURCES</b>	A. Whether the property has geologic/hydrologic conditions that would easily enable contamination of vulnerable aquifers that have value as drinking water sources;		4		
	B. Whether the property serves an important groundwater recharge function;		4		
	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.		4		
<b>(I-2) PROTECTION OF NATURAL COMMUNITIES AND LANDSCAPES</b>	A. Whether the property contains a diversity of natural communities;		2		
	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;		3		
	D. Whether the property is functionally connected to other natural communities;		4		
	E. Whether the property is adjacent to properties that are in public ownership or have other environmental protections such as conservation easements;		4		
	F. Whether the property is large enough to contribute substantially to conservation efforts;		3		
	G. Whether the property contains important, Florida-specific geologic features such as caves or springs;		2		
	H. Whether the property is relatively free from internal fragmentation from roads, power lines, and other features that create barriers and edge effects.		4		
<b>(I-3) PROTECTION OF PLANT AND ANIMAL SPECIES</b>	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;		2		
	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.		2		
<b>(I-4) SOCIAL AND HUMAN VALUES</b>	A. Whether the property offers opportunities for compatible resource-based recreation, if appropriate;		3		
	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		
	<b>AVERAGE FOR ENVIRONMENTAL AND HUMAN VALUES</b>			3.10	
	<b>RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE</b>	1.333			4.13
<b>(II-1) MANAGEMENT ISSUES</b>	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.		2		
<b>(II-2) ECONOMIC AND ACQUISITION ISSUES</b>	A. Whether there is potential for purchasing the property with matching funds from municipal, state, federal, or private contributions;		4		
	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		3		
	<b>AVERAGE FOR ACQUISITION AND MANAGEMENT VALUES</b>			3.00	
	<b>RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE</b>	0.667			2.00
	<b>TOTAL SCORE</b>				<b>6.13</b>

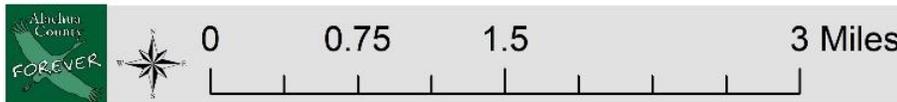


# Paynes Prairie Additions - Goodwin Location Map



## Legend

- Goodwin Parcels (~33.78 ac)
- ACF Preserve
- Conservation Easement
- Active Acquisition
- Conservation Lands
- ACF Projects
- Outstanding Florida Waters
- Municipal Boundaries



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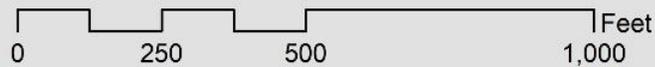
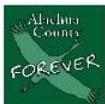


# Paynes Prairie Additions - Goodwin Parcel Map



## Legend

- Goodwin Parcels (~33.78 ac)
- ACF Preserve
- Conservation Lands



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