

**Lake Forest Creek**  
**K Squared Holdings LLC (Krugman-Kadi)**  
**February 8, 2022**

On February 7, 2022 Alachua County Forever Staff re-visited the K Squared Holdings LLC (formerly Krugman-Kadi) property which was evaluated and subsequently added to the the active acquisition list 2004. The purpose of the visit was to verify that no changes have occurred that would have negatively affected the resource from moving forward in the acquisition of the property.

Staff observed an area approximately a half-acre in size where mulching of the successional hardwoods has occurred. Staff also observed several trails that were mulched through the palmetto (see photos). Staff contacted the landowner on February 8, 2022; she stated that no one had permission to do the mulching. This activity did not significantly reduce the natural resource values of the area.

Staff also visited the site of the homeless camp that was noted in the initial site visit in 2004. The camp is not active, and it appears that it has not been active for several years. Solid waste remains from the camp. Active hog rooting was also observed by Staff on this visit. Staff conclusion is that the property is largely unchanged from its condition in 2004.

**Lake Forest Creek  
Krugman-Kadi  
8/18/04**

**Inspection Date:** August 16, 2004  
**Parcel Numbers:** 16125-001-000  
**Size:** 29 acres  
**S-T-R:** 11-10-20  
**Buildings:** 0  
**Just Value:** \$14,500 or \$500 an acre  
**Project Score:** 6.87 of 10.0

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**Overall Description:**

The 29-acre Krugman-Kadi property is located in east Gainesville south of Hawthorne Road, just north of Paynes Prairie Preserve State Park. The property is within the Lake Forest Creek Alachua County Forever (ACF) project area. It is the southernmost parcel within a potential corridor that links Morningside Nature Center with Paynes Prairie Preserve State Park.

The Lake Forest Creek project scored 7.42 of 9.44 on the Rapid Ecological Project Assessment (REPA) and is the 8<sup>th</sup> ranked project to date. The Krugman-Kadi property is also within the 14<sup>th</sup> ranked East Side Greenway project in the Alachua County Ecological Inventory (KBN Study) and is noted as above average. The KBN Study gives the following description of the project, "This is a complex site designed to connect Paynes Prairie State Preserve, Morningside Nature Center, Gum Root Swamp, and the west shore of Newnan's Lake at Sunland Park, at Palm Point, and at a third point farther south together by greenways while also including some high quality natural areas such as Palm Point Hill and several large swamps. The diversity of habitats is high and the significance for Morningside Nature Center of remaining connected to the larger areas of wildlife habitat is also high."

The property contains diverse habitats which include a small seepage stream, bottomland forest, upland mixed forest, and a fairly large shrub swamp. Acquisition of this property is vital in protecting the corridor between Morningside and Paynes Prairie which the KBN Study describes as, "the most valuable and important connector" of the East Side Greenway project.

<b>Natural Communities:</b>	<b>Quality</b>
Seepage Stream	Fair
Bottomland Forest	Fair
Upland Mixed Forest	Very Good
Shrub Swamp	Very Good

**Key Species:**

There are no Florida Natural Areas Inventory Element Occurrence listings for the subject property. Staff noted several listed species during the site evaluation including southern lady fern (SSC), and royal fern (SSC). Wildlife tracks were also observed.

**Key Features:**

The Krugman-Kadi property is the southernmost parcel in a potential corridor linking Morningside Nature Center with Paynes Prairie Preserve State Park.

A small unnamed creek flows through the property. It is surrounded by bottomland forest with species that include sweetgum, water oak, slash pine, black gum, pignut hickory,

eastern hophornbeam, blue beech, red maple, cabbage palm, cedar, buttonbush, waxmyrtle, wood oats, Virginia chain fern, Virginia dayflower, royal fern, netted chain fern, and bluestem palm. Moderate densities of invasive plants occur along the creek corridor. These species include Chinese tallow, taro, small-leaf spiderwort, and Japanese climbing fern.

A four acre shrub swamp occurs in the northwest portion of the site. Species seen along the edge of the wetland include buttonbush, red maple, fetterbush, smilax, sweetgum, red bay, Virginia chain fern, and netted chain fern and duckweed. The remainder of the property is upland mixed forest natural community. Species include sweetgum, pignut hickory, laurel oak, yaupon holly, beauty berry, saw palmetto, southern magnolia, sparkleberry, coral bean and swamp chestnut oak. The diversity in this area is high. It appears to be second growth and is regenerating naturally.

**Management:**

The Krugman-Kadi property is in need of invasive plant control and monitoring, particularly along the creek corridor. The dominant invasive plants observed on the property include Chinese tallow, Japanese climbing fern, small-leaf spiderwort and taro.

Other management issues include trash removal and access control. The property currently has a significant amount of trash along the creek and along the boundaries of the parcel. In addition, a homeless camp was observed onsite.

The parcel is adjacent to the Paynes Prairie Preserve State Park; cooperative management with Paynes Prairie will be explored.

**Recreation:**

The Krugman-Kadi property is adjacent to Paynes Prairie Preserve State Park and is located within a residential neighborhood. In addition it is near the County owned SE 35<sup>th</sup> Street Park, which will be developed into a neighborhood park if funding becomes available. These factors enhance the recreational potential of the property. The wet nature of the site may limit access to portions of the site. Staff will explore recreational opportunities in conjunction with Paynes Prairie Preserve State Park and the County owned park if it is opened to the public.

**Parcel Data:**

<u>Parcel</u>	<u>Acreage</u>	<u>Just</u>
16125-001-000	29	\$14,500

The total 2004 Alachua County Property Appraisers (ACPA) just or land value for the subject property is \$14,000 or \$500 an acre. These figures are for comparative purposes between nominated properties, and are not necessarily an accurate reflection of the true cost of the property if acquired by the ACF program. There are no buildings on the property.

The property has development potential for single-family low density (1 to 4 units per acre) detached residential use based on the land use and zoning district. However, approximately 80% of the property consists of wetlands and/or lies within the 100-year flood plain (FEMA) and appear to significantly constrain development potential for all but approximately five acres of the project area. The upland portions of the property could be subdivided into low density lots of one to four units per acre. Under this zoning district, lot sizes can range from 10,000 to 43,560 sq. feet. There is currently no road access to the property. The property lies approximately 440 feet south of SR 20 (Hawthorne Road). Currently, the supply of available land and housing meets or exceeds demand for single-family residential use; however this area is experiencing increasing development pressure due to its proximity to SR 20 and the City of Gainesville.

Within approximately two miles of this site there are numerous urban residential subdivisions and rural large-lot subdivisions as well as commercial uses. This development review is based on a limited desk-top review and relates only to the current regulations (1991 Comprehensive Plan and Land Development Regulations).

**Other:**

There are no Florida Division of Historical Resources Master Site File listings on the Krugman-Kadi property, although there are three known sites located on adjacent properties.

**Literature Cited:**

KBN, a Golder Associates Company. 1996. Alachua County Ecological Inventory Project.  
Prepared for Alachua County Department of Growth Management, Gainesville, Florida.

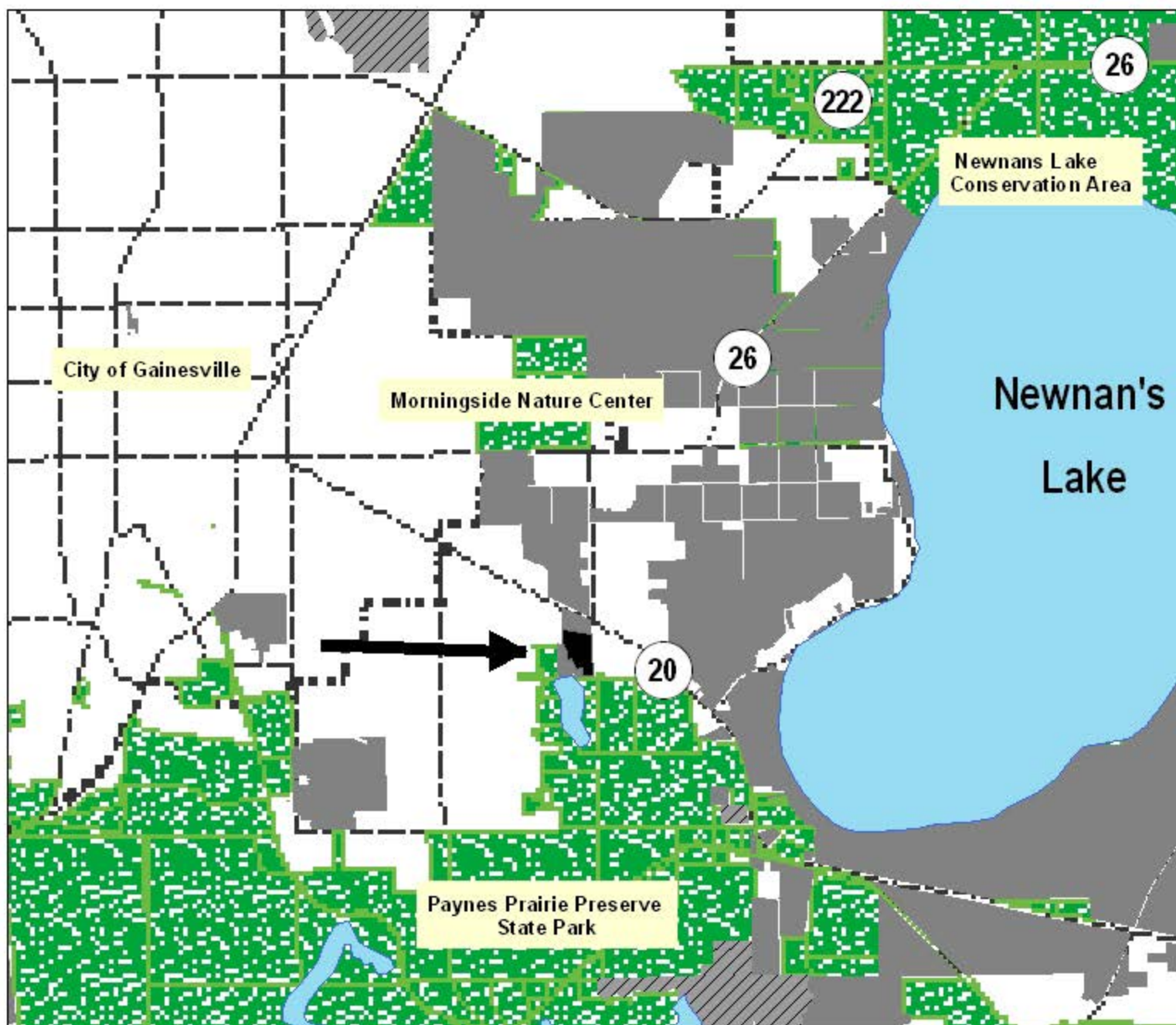
# Lake Forest Creek-Krugman-Kadi

8/18/04

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;		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;		4		
	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;		3		
	E. Whether the property is adjacent to properties that are in public ownership or have other environmental protections such as conservation easements;		3		
	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.		3		
<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;		4		
	B. Whether the property serves as documented or potential habitat for species with large home ranges;		3		
	C. Whether the property contains plants or animals that are endemic or near-endemic to Florida or Alachua County;		3		
	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;		4		
	F. Whether the property has low incidence of non-native invasive species.		3		
<b>(I-4) SOCIAL AND HUMAN VALUES</b>	A. Whether the property offers opportunities for compatible resource-based recreation, if appropriate;		4		
	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.		5		
	<b>AVERAGE FOR ENVIRONMENTAL AND HUMAN VALUES</b>			3.40	
	<b>RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE</b>	1.3333			4.53
<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.		5		
<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;		5		
	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		
	D. Whether there is an opportunity to protect the environmental, social or other values of the property through an economically attractive less-than-fee mechanism such as a conservation easement.		1		
	<b>AVERAGE FOR ACQUISITION AND MANAGEMENT VALUES</b>			3.50	
	<b>RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE</b>	0.6667			2.33
	<b>TOTAL SCORE</b>				<b>6.87</b>

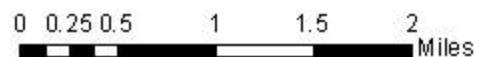
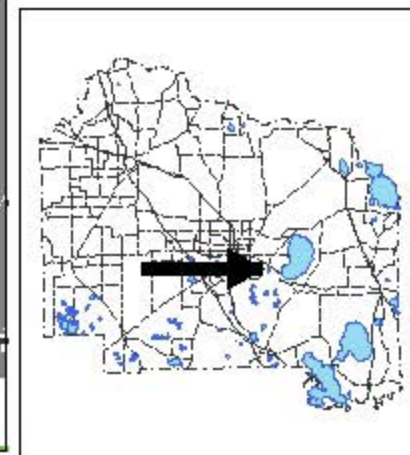
# Krugman-Kadi-Map 1

## Lake Forest Creek

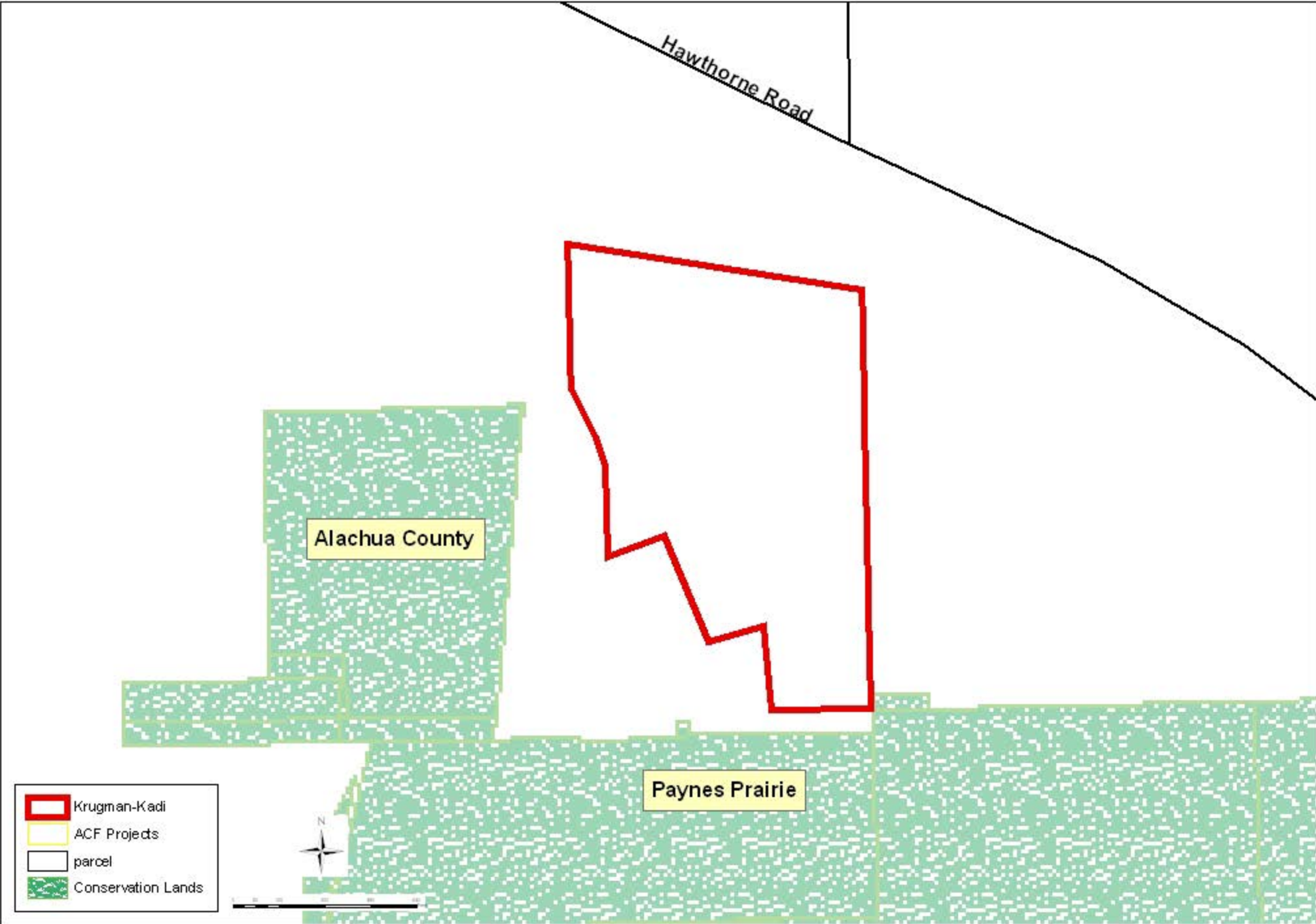


- ACF Projects
- Active Acquisition List
- Lakes
- Conservation Lands
- Roads
- County Boundary
- City Boundaries
- Krugman-Kadi

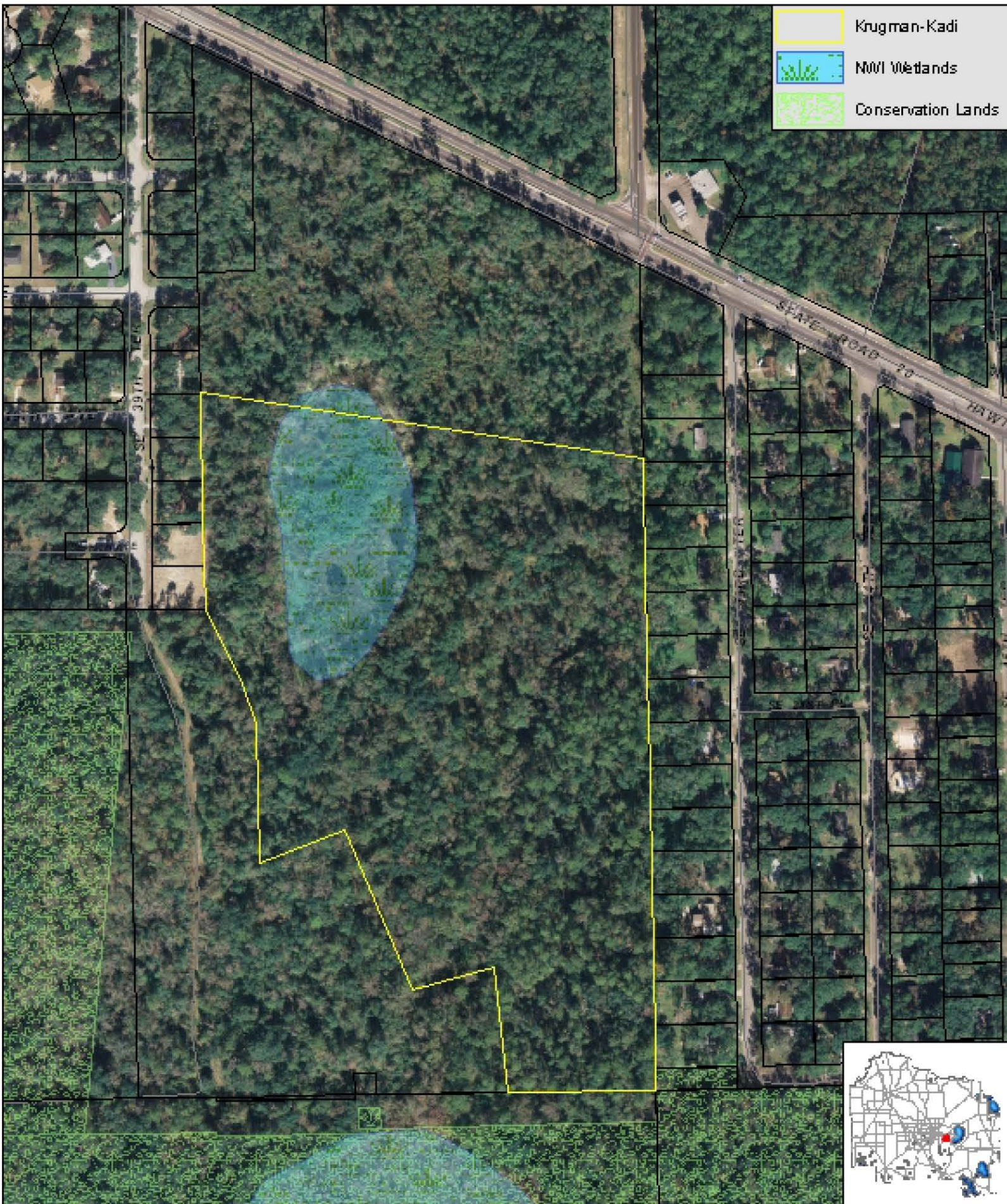
Sections 11  
Township 10  
Range 20



# Krugman-Kadi Map 2 Lake Forest Creek



# Krugman-Kadi



	Krugman-Kadi
	MVI Wetlands
	Conservation Lands



DISCLAIMER: This map and the spatial data it contains are not intended to be used for any purpose other than reference. The Alaska Coastal Planning and Assessment Program is not responsible for any errors or omissions in this map or any data derived from it. The quality of the data is not intended to be used for any purpose other than reference.