

ACF Desktop Evaluation

Lake Forest Creek

Centro Espirita Beneficente Uniao Do Vegetal Authorized Distribution of Florida Inc.

6/26/2025

Size Total (ACPA ac):	7.94	Acquisition Type	Fee Simple
Parcel #'s	Acres	Zoning	MB (Marine Business), A (Agricultural)
18003-000-000	7.94	Future Land Use	Estate (0.5 du/ac)
		# Buildings / Types	No buildings on parcel
ACF Project Area (REPA) / Score	Lake Forest Creek 7.42 of 9.44	Strategic Ecosystem (KBN) Project/Score	N/A (0.5 miles to East Side Greenway, 14/47)
Just (Land) Value (Land + Ag(Market))	\$25,200	Total Value (Land + Improvements)	\$25,200
Aquifer Vulnerability	Moderate	Aquifer Recharge	0-4 in/yr
Archaeological Sites	3 on site	Elevation Range	65-85 feet
Wetland Acres	5.25	Public Road Frontage	Yes

Location/ Connectivity: The 7.94 acre parcel is located south-east of Gainesville near the south-western side of Newnan's Lake. It has 0.1 miles of road frontage on State Road 20/Hawthorne Road. It shares a boundary with Alachua County's Pithlachocco Preserve and is across from Payne's Prairie Preserve State Park to the west. This parcel is not within a Strategic Ecosystem, but is approximately 0.5 miles to the East Side Greenway Strategic Ecosystem.

Land Cover:

Approximately 66% of the property is covered by a floodplain swamp and within the 100-year floodplain. Acreage at or below 67.5 ft in elevation is anticipated to be sovereign submerged lands associated with Newnans Lake, which is a majority of the floodplain based on available GIS data. A survey would be needed to determine the full extent of sovereign lands. Most of the uplands appear to have been cleared at some time in the 1930's based on aerial imagery from 1937.

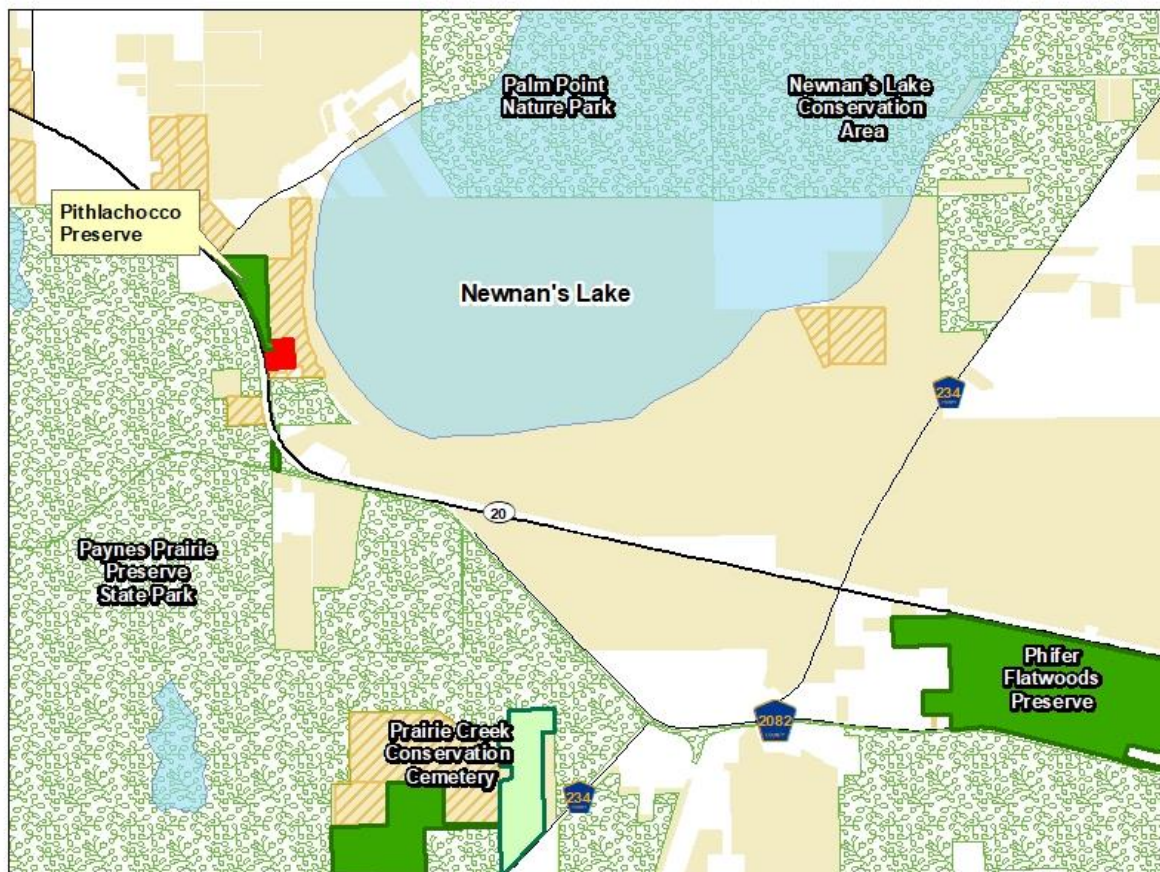
The property is entirely wooded with scattered native species remnant of upland hardwood forest with live oaks, water oaks, southern magnolias, and pine species in the uplands. The understory of the uplands is dominated by coral ardisia and tradescantia. The floodplain swamp is in good condition with a dominant canopy of bald cypress and red maple with an open understory with a variety of ferns and buttonbush.

Designations: No known special designations.

Other: This parcel is being nominated along with previously evaluated parcels 18001-000-000 (Daemer) and 1800-000-000 (Reeb), and a brief site visit was conducted during the staff visit to reassess the previously nominated parcels. Daemer borders the parcel on the north, east and south and is already in the active acquisition list. Reeb was evaluated in 2009 as part of the Harrell evaluation. Three cultural resource sites are mapped as partially occurring within the parcel, including part of the Lake Pithlachocco canoe site. Evidence of looting was seen in the uplands. Tradescantia, coral ardisia, and air potato were observed during the site visit. One known eagle nest is within one mile of the parcel.



Lake Forest Creek - Centro Espirita Location Map



Legend

- Centro Espirita Parcel (7.94 ac)
- ACF Preserve
- Conservation Easement
- Partner Conservation Lands
- ACF Active Acquisition List
- ACF Project Areas
- Lakes



0 0.5 1 2 Miles



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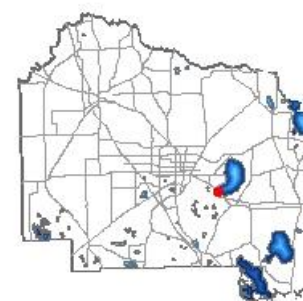


Lake Forest Creek - Centro Espirita Parcels Map



Legend

-  Centro Espirita Parcel (7.94 ac)
-  Composite Wetlands (Dissolved)



0 0.05 0.1 Miles

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Lake Forest Creek - Centro Espirita Surrounding Parcels Map



Legend

- Centro Espirita Parcel (7.94 ac)
- ACF Preserve
- Partner Conservation Lands
- ACF Active Acquisition List



0

0.35

0.7

Miles

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