

**Paynes Prairie Additions  
The Emerson Preserve  
1/22/2026**

<b>Project Score</b>		<b>Buildings</b>	
5.67 of 10.00		4 on ACPA, 4 on site (single family homes, shed)	
<b>Inspection Date</b>		<b>Just Value</b>	<b>Just Value Per Acre</b>
1/12/2026		\$410,433	\$5,661
<b>Size (ACPA acres)</b>		<b>Total Value (Just, Misc, Bldg)</b>	<b>Total Value Per Acre</b>
72.5		\$631,150	\$8,706
<b>Parcel Number</b>	<b>Acreage</b>	<b>Acquisition Type</b>	
07213-001-000	45.5	Fee Simple	
07226-000-000	27	<b>Natural Community</b>	
<b>Section-Township-Range</b>		Mesic Hammock	Fair
00-10-19		Basin Marsh	Very Good - Good
<b>Archaeological Sites</b>		Dome Swamp	Good
2 recorded on site, 36 in 1 mile		<b>Other</b>	
<b>Bald Eagle Nests</b>		<b>Condition</b>	
0 on site, 0 in one mile		Successional Hardwoods	
		Powerline Right of Way	
		Possible shallow sinkhole	

**REPA Score** 6.98 of 9.44 (Paynes Prairie Additions - ACF Project Area)  
**KBN Score** N/A (Not in a Strategic Ecosystem)  
**Outstanding Florida Waters** Paynes Prairie State Preserve - adjacent to east

\*ACPA = Alachua County Property Appraiser

The 73-acre property owned by The Emerson Preserve is located southeast of Gainesville on US HWY 441 N, just north of the Paynes Prairie Eco Passage. It has 2,300 ft of road frontage on US HWY 441 on its western boundary, and it is bordered by Paynes Prairie Preserve State Park (which is designated as an Outstanding Florida Water) to the east. The property consists of two parcels (ACPA TPN 07213-001-000 and 07226-000-000), and it is in the Paynes Prairie Additions ACF Project Area as well as within the optimum boundary of Paynes Prairie Preserve State Park. It has been submitted to the ACF program for consideration as a fee simple acquisition. Natural communities on site consist primarily of mesic-xeric hammock and successional hardwoods, but also include a sizeable basin marsh and a dome swamp on the southern parcel. The property also falls within Paynes Prairie Watershed, which is a part of the larger the Orange Creek Basin and its associated BMAP (Basin Management Action Plan) area, and contributes to aquifer recharge water quality in this region.

Aerial imagery dating back to 1938 indicates evidence of human use for agriculture or other purposes prior to this time, as the site was almost completely cleared in these early photographs.

I:\Land Conservation\Land Conservation Matrix\Paynes Prairie\PPA Site Specific\Emerson Preserve  
 - Prepared by Emily Uhlmann for January 22, 2026 meeting.

According to a Phase 1 site assessment completed in May 2025 by Enviro Drone Tech, LLC, historical records indicate that the property consisted of undeveloped agricultural land with two homesteads between 1890 and 1894. The homesteads mapped on the northern parcel are no longer present, but there are currently three residences on the southern parcel along the road, which were built in the early-mid 1930's according to property appraiser records. As these structures are currently occupied by renters, we did not see them during the site visit, but the realtor representing the property was able to provide photographs of the structures. The property appears to have at least partially remained in agricultural use until the 1960's-70's, after which time the aerial photos show the property continuing to become more forested. In the mid-1970s, a high voltage powerline was constructed which bisects the northern and southern parcel from east to west. Forest cover continues to increase after this time.

At present, the property primarily consists of mesic hammock and successional hardwood forest. There were an abundance of large mature live oak trees onsite, which helped create a semi-closed canopy forest. Aside from live oaks, upper story trees consisted mainly of water oaks, laurel oaks and sweet gums. Several other tree species were also identified including southern magnolia, cedar, Carolina laurel cherry, black cherry, and maple. Other deciduous species were likely present, but it was harder to positively identify them due to the time of year of the site visit. A tree survey has been conducted for this site in the past, potentially part of the preliminary zoning change and early development proposal by Maronda Homes. As of this evaluation, we don't have a copy of the report, but many of the larger trees were marked with silver numbered tags. One of the more unique tagged trees was a sizeable Hercules club. Understory vegetation ranged in density, but the majority of the hammock was blanketed in dense coral ardisia. Other understory vegetation observed in this area included yaupon holly, American holly, blackberry, Carolina jessamine, trumpet creeper, beauty berry, cabbage palm, and guinea hen weed, as well as a variety of ferns and smilax. Portions of the successional hardwood area/ hammock retained vegetative characteristics remnant of dryer upland communities. These areas often had more pine in the overstory and the understory was more sparsely vegetated.

Wetland communities onsite include an approximately 10-acre basin marsh predominately on the southern parcel south of the powerline easement, with a smaller dome swamp in the center. The wetland was fairly dry during the site visit, and although most of the plant species were dormant during the time of the site visit, the wetland habitat seems to be intact, except for the berm created for the powerline right-of-way that cuts off the northern tip of the wetland, and is in good condition. Several bird species were observed in the area including swamp sparrow, northern cardinal, Carolina chickadee, house wren, red-shouldered hawk, yellow-rumped warbler, gray catbird, common yellowthroat, Carolina wren, red-bellied woodpecker, eastern phoebe, cedar waxwing, chipping sparrow, American crow, house finch, and redwing blackbird. From what we could see of the dome swamp, it consisted of shorter-stature bald cypress and had an open grassy understory, at least around the edges. There is also a smaller depressional marsh on the northern parcel close to the southwest corner. This wetland was also dry during the site visit, and consisted mostly of grasses and dog fennel. There were a couple of other small shallow dry depressions on the northern parcel that may be indicative to sinkhole activity, but the features we saw were not overly distinct.

Terrain elevations were generally between 70 ft and 90ft in the uplands, with relatively gentle slopes across the property. Elevations dipped into the 60ft range in the wetlands. Additionally, a distinctive raised and linear feature reminiscent of a raised railroad bed was observed during the site visit, and is visible in the 2ft GIS topography layer. This raised graded feature bisects the property from north to south, appearing in the 1930 aerial photographs. According to a Cultural Resource Assessment Survey completed by UES in 2025, a railroad that appears to be close to or within the project area was depicted on maps as early as 1896. There are three documented archaeological sites on the property and a few scattered deposits of household debris. Other than coral ardisia, which was by far the most prevalent invasive species onsite, camphor tree, Japanese climbing fern, Chinese tallow, mimosa tree, Caesar weed, tropical soda apple, and Chinaberry were also observed. Additional wildlife species observed during the site visit include deer, several turkeys, a great horned owl, and sandhill cranes flying overhead.

#### **References Noted:**

Donelick, M. (2025). **Phase I Environmental Site Assessment:** 5321 SW 13th Street, Gainesville, Alachua County, Florida 32608. EnviroDroneTech.

Simons, R. et al. (2025). *370224 Cultural Resource Assessment Survey: Gainesville Preserve. UES.*

#### **Development Review:**

*This development analysis is 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 property use with the Alachua County Property Appraiser is non-agricultural acreage on 07213-001-000 and Multi-family residential – less than 10 units on parcel 07226-000-000. The parcels are bordered by Paynes Prairie on the east side, HWY 441 on the west, and residential development on the north and south parcels. There are approximately 21.89 acres of wetlands on the property and 33.34 acres within the 100-year floodplain out of the total 73 acres.

The property is a total of 73 acres owned by The Emerson Preserve LLC. The current zoning is Planned Development (PD) and Estate Residential (RE) with a future land use of Estate Residential (RE). Under the current land use and zoning the property may be developed at a maximum density of 36.5 units or 1 dwelling unit per 2 acres or less. The parcels are within the Idylwild/Serenola Special Area Study (ISSAS) – Tree Canopy Areas and Paynes Prairie which have a set of policies and guidelines within the Comprehensive Plan Future Land Use Element (FLUE) and Conservation and Open Space Element (COSE): Policy 8.4, 8.4.2.4, 8.4.3 and 3.6.3, 3.6.6, 3.6.7, 3.6.8, and 3.6.10. The site contains onsite and adjacent wetlands, flood plains, regulated trees/landmark live oaks, and a preservation buffer adjacent to the Prairie.

As per Alachua County ULDC, Chapter 406, Article VI, the wetlands on site would be protected from development along with a 75ft average, 50-ft minimum buffer surrounding the wetlands.

COSE Policy 3.6.10, ULDC Chapter 406, Article VII – Flood Hazard Areas would restrict disturbances or alterations within the 100-year flood plain.

COSE Policy 8.4.2.2, ULDC Chapter 406, Article II – Trees and Native Vegetation would require the retention and protection of landmark live oaks that are rated high quality of at least 4 out of 5 and 45 inches in Diameter at Breast Height (DBH). In addition, ULDC Chapter 405, Article V – Idylwild/Serenola has additional tree preservation requirements.

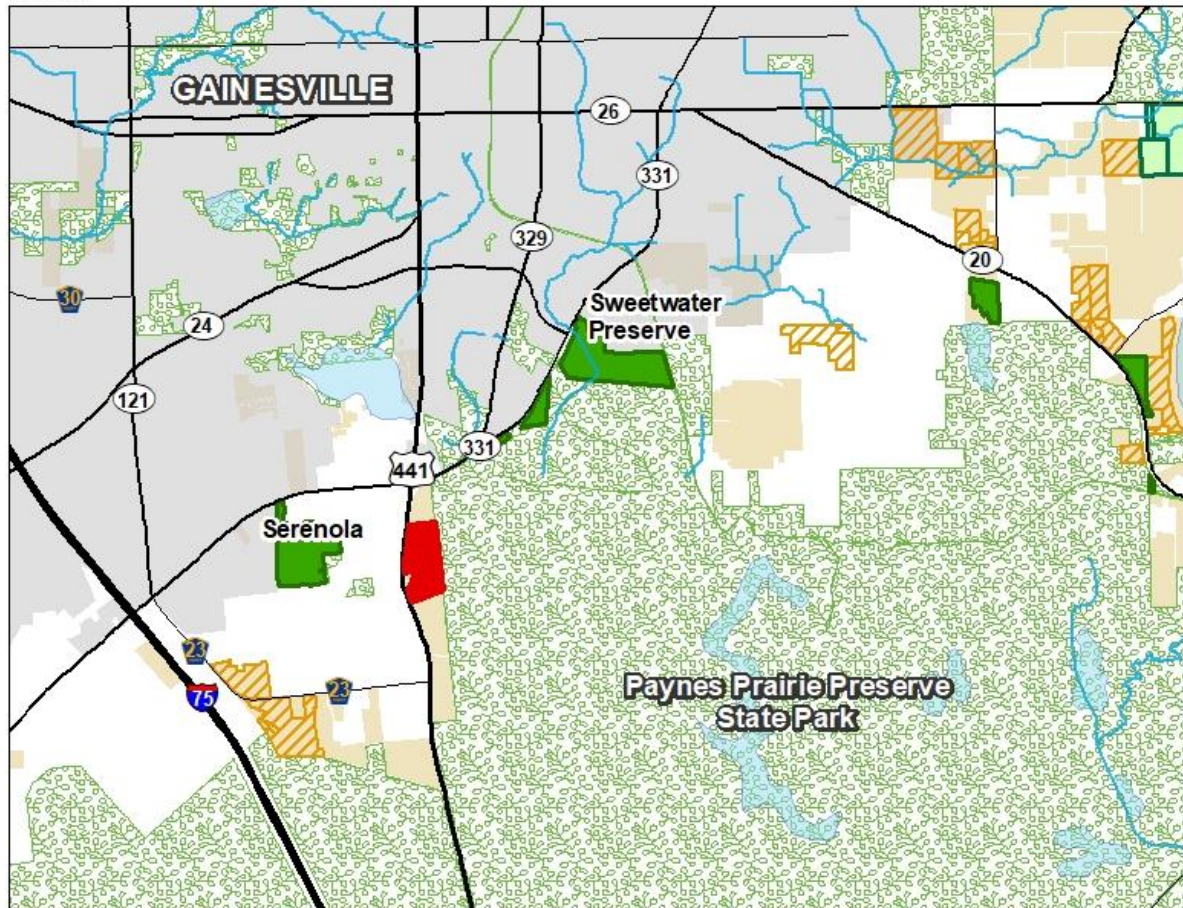
COSE Policy 8.4.2.7, ULDC Chapter 406, Article XIV/XIII protects Historical Structures and Archaeological resources. This site is within mapped archaeological/historical survey resources that may require additional protection upon evaluation. Under the current land use/zoning criteria, the parcels are not protected and has moderate potential to be developed.

Paynes Prairie Additions - The Emerson Preserve - 1/22/2026					
CATEGORY	Criterion	WEIGHTING	Enter Criteria Value Based on Site Inspection	Average Criteria Score	Average Criteria Score Multiplied by Relative Importance
(I-1) PROTECTION OF WATER RESOURCES	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;		3		
	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.		2		
(I-2) PROTECTION OF NATURAL COMMUNITIES AND LANDSCAPES	A. Whether the property contains a diversity of natural communities;		2		
	B. Whether the natural communities present on the property are rare;		2		
	C. Whether there is ecological quality in the communities present on the property;		2		
	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;		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;		3		
	H. Whether the property is relatively free from internal fragmentation from roads, power lines, and other features that create barriers and edge effects.		3		
(I-3) PROTECTION OF PLANT AND ANIMAL SPECIES	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;		5		
	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;		3		
	F. Whether the property has low incidence of non-native invasive species.		2		
(I-4) SOCIAL AND HUMAN VALUES	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.		5		
	<b>AVERAGE FOR ENVIRONMENTAL AND HUMAN VALUES</b>			3.05	
	<b>RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE</b>	1.333			4.07
(II-1) MANAGEMENT ISSUES	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		
(II-2) ECONOMIC AND ACQUISITION ISSUES	A. Whether there is potential for purchasing the property with matching funds from municipal, state, federal, or private contributions;		2		
	B. Whether the overall resource values justifies the potential cost of acquisition;		2		
	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>			2.40	
	<b>RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE</b>	0.667			1.60
	<b>TOTAL SCORE</b>				<b>5.67</b>
<b>NOTES</b>					
	<b>General Criteria Scoring Guidelines</b>				
	1 = Least beneficial, 2 = Less Beneficial than Average, 3 = Average, 4 = More Beneficial than Average, 5 = Most Beneficial				

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# Paynes Prairie Additions - The Emerson Preserve LLC Location Map



### Legend

- Emmerson Preserve (73 acres)
- ACF Preserve
- Conservation Easement
- Partner Conservation Lands
- Alachua County Creeks
- Lakes
- Active Acquisition List
- Municipal Boundaries
- ACF Project Areas

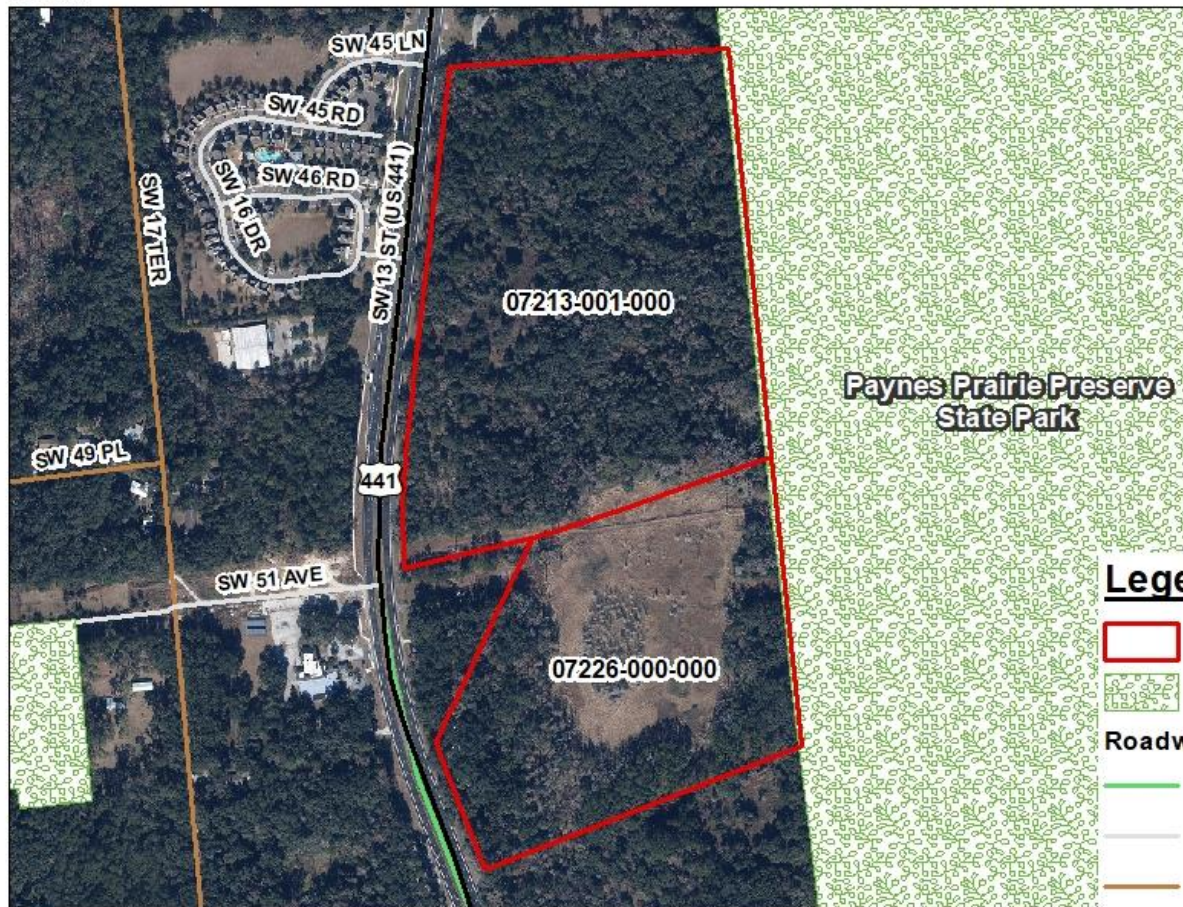


0 1 2 Miles





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# Paynes Prairie Additions - The Emerson Preserve LLC Parcel Map



### Legend

-  Emerson Preserve (72.5 acres)
-  Partner Conservation Lands
- Roadway Classification**
-  Federal/State
-  Private, Unincorporated
-  Public, County Maintained



0 0.125 0.25 Miles

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