Lake Forest Creek
Wainberg
3/28/05

Inspection Date: March 28, 2005
Parcel Numbers: 16201-003-000
Size: 21.84 acres
S-T-R: 13-10-20
Buildings: 0
Just Value: $49,600 or $2,271.06/ acre
Project Score: 7.07 of 10.0
REPA Score: 7.42 of 9.44

Overall Description:

The Wainberg property lies within the Lake Forest Creek Alachua County Forever Project. It consists of 21.84 acres with road frontage on SR 20, south of Lake Shore Drive, and adjacent to the Daemer property which is currently in the Priority Pool (Map 1). Payne's Prairie Preserve State Park is located to the west across SR 20. A large portion of the property is floodplain swamp that surrounds Newnan's Lake (Map 2). Additionally there is a small blackwater stream that flows through the property; acquisition of the property would help to protect water quality in Newnan's Lake as well as critical wetlands surrounding the lake. The site also contains small areas of high quality upland mixed forest natural community.

The Lake Forest Creek project scored 7.42 of 9.44 on the Rapid Ecological Project Assessment (REPA) and is ranked 8th of 33 projects evaluated to date. The property is not located in the Alachua County Ecological Inventory Project (KBN Study). The property is located in the Newnan's Lake Greenway as part of the Plan East Gainesville project.

Natural Communities:

Type	Quality
Upland Mixed Forest	Excellent
Blackwater Stream	Very Good
Floodplain Swamp	Very Good

Key Species:

The Wainberg tract contains habitats that were deemed potentially significant for 19 animal species modeled by the Florida Fish and Wildlife Conservation Commission (FWC), including great egret, wood stork and striped newt. The property is located within a Strategic Habitat Conservation Area for wading birds. Royal fern (commercially exploited) and *Matelea* spp. was observed on the property.

Key Features:

The Wainberg property's key environmental feature is its proximity to Newnan's Lake; its acquisition would afford protection to high quality floodplain swamp and upland mixed forest natural communities. Additionally, in conjunction with the Daemer property to the east, the property extends the network of conservation/park lands that include the Newnan's Lake Conservation Area and Powers Park further north and west on Newnan's Lake

The upland mixed forest habitat is located in a narrow strip adjacent to SR 20 and on the northern part of the property. It contains a diverse array of species including cabbage palm, pignut hickory, laurel oak, laurel cherry, sweetgum, Florida olive, sparkleberry, southern magnolia, bluebeech, water oak, American holly, poison ivy, dwarf hawthorn, woodgrass, flatwoods plum, Virginia creeper, yaupon holly, ebony spleenwort, pokeweed, saw palmetto, bracken fern and pawpaw.

An abrupt ecotone exists between the upland mixed forest and the floodplain swamp. The floodplain swamp is dominated by sourgum, red maple, diamond leaf oak, and bald cypress with a sparse understory of royal fern, Virginia chain fern, buttonbush, and Virginia willow. It is contiguous with the floodplain swamp located on the Daemer property along the shoreline of Newnan's Lake.

A small blackwater stream flows under SR 20 and onto the Wainberg property. It initially is a wide ditch under the road, but eventually grades into a natural stream. Species along the stream include bald cypress, Virginia willow, and red maple. The stream appears to flow into Newnan's Lake.

Management:

Management of the Wainberg property would primarily include monitoring and treatment of invasive plants, although only a few invasive plants, primarily glossy privet, were observed during the site visit. Additionally, archaeological looting is a problem on the site.

The property is not currently on any of the State acquisition lists, so management partnerships with other agencies may be difficult to establish. Management of the site would require little time and cost in its current condition.

Recreation:

The Wainberg property is part of the Plan East Gainesville project. One of major goals of this project is to, "… preserve and showcase the natural environment through open space conservation and creation of thriving community centers that support strong neighborhoods, promote sustainable economic opportunity and a well-connected community, and embrace the history, culture and diversity of the area."

The above-mentioned goal of the Plan East Gainesville project can be partially realized by "improving access and visibility of Newnan's Lake with a greenway," which according to the plan, "is one of the highest priorities to achieve this goal." The property is near to the County-owned Power's Park and is adjacent to the Daemer property which is currently in the Priority Pool. The Wainberg property could readily be incorporated in the proposed greenway if it is realized. Passive recreational opportunities such as hiking and nature viewing are appropriate on the site, although the extensive wetlands on the site may limit access to portions of the property.

Parcel Data:

The 2005 Alachua County Property Appraiser's (ACPA) just or land value for the property is $49,600 or $2,271 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 parcel.

Currently the supply of available land and housing meets or exceeds demand for commercial and residential use, but this area is starting to experience an increase in development pressure as part of the push to develop east Gainesville. This property has direct access to SR

20. Within approximately two miles west of this site there are numerous smaller residential parcels as well as larger rural residential lots to the east.

The parcels have development potential for commercial and single-family detached (including manufactured or mobile home) residential use; however, approximately 75% lies within the 100-year flood plain (FEMA) or wetlands. The natural features (flood prone area, forested wetlands, and wetland buffer to Newnan's Lake, an Outstanding Florida Water) appear to significantly constrain development potential for approximately 75% of the project area. However, approximately 7.7 acres at the northwest portion of the property is zoned BA (Automotive Oriented Business) with a Land Use of Commercial. This area has the highest potential for development. The site has direct access to SR 20.

This development review is based on a limited desk-top review and relates to the current regulation (1991 Comp Plan and Land Development Regulations) as well as policies in the new updated 2002 Comp Plan, which is expected to take effect in early 2005.

Other:

The Wainberg property is within the "Lake Pithlachocoo Canoe Site" as listed on the Florida Master Site File by the Division of Historical Resources. This site is one of the most significant archaeological sites in the County, containing a large number of long boats dating from 1250-1600 AD. Two additional Florida Master Site File sites are located on the Wainberg property, and there was evidence of recent archaeological looting on the site.

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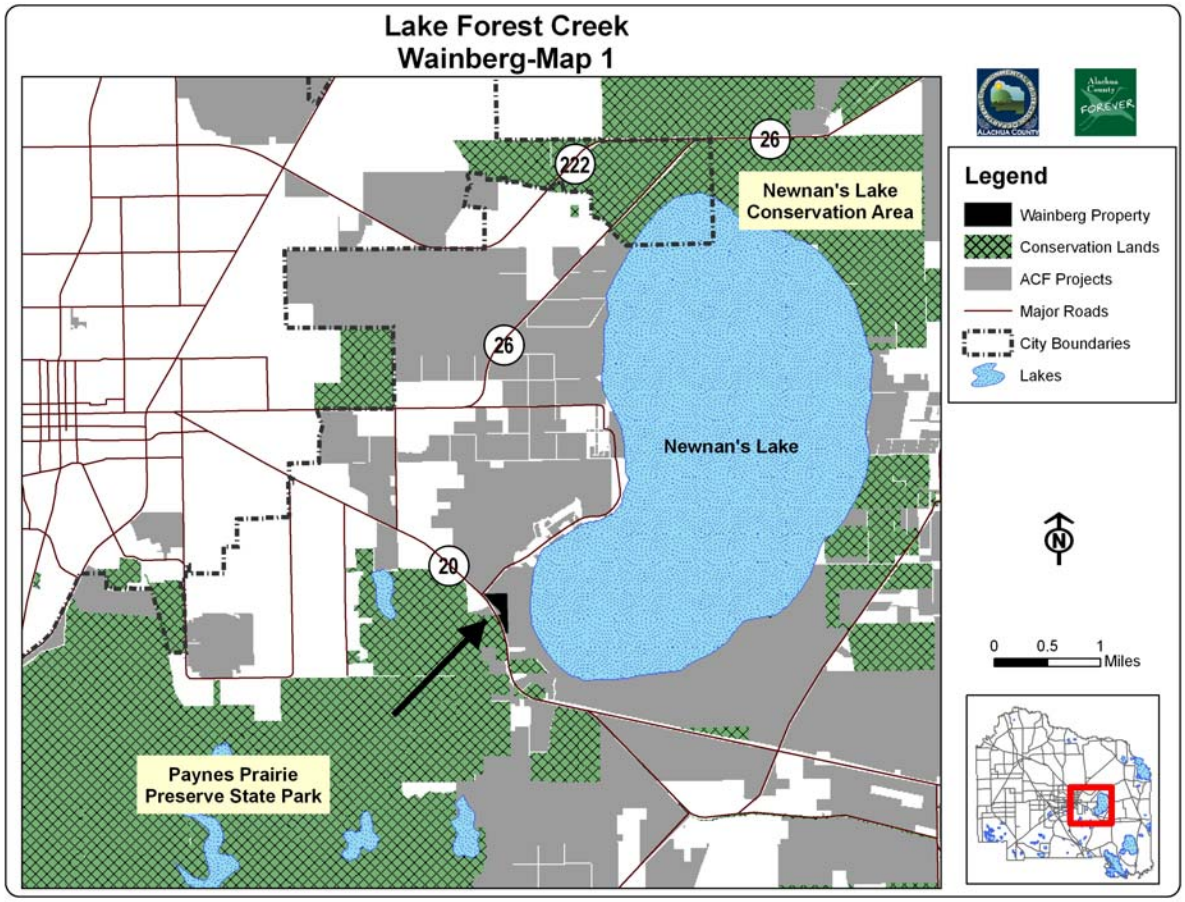
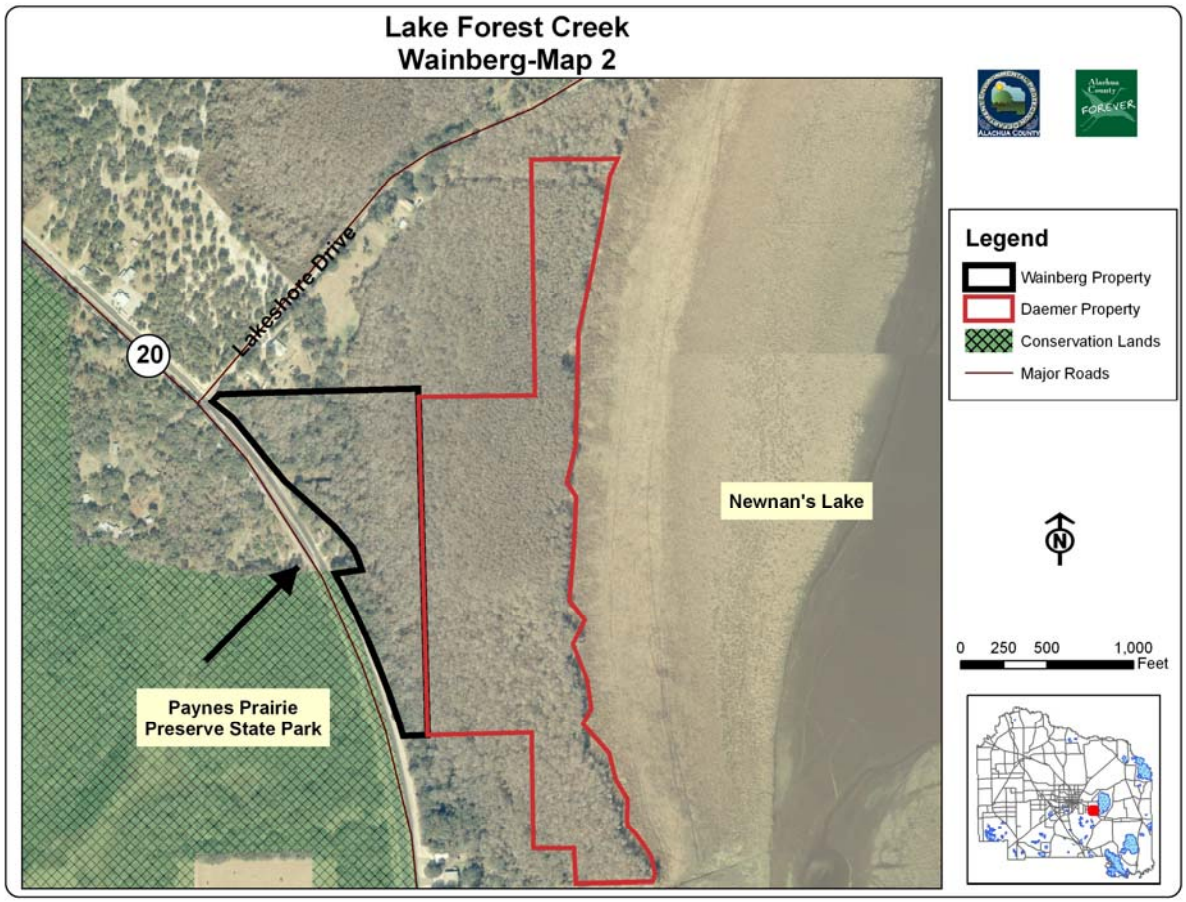
CATEGORY	Criterion	WEIGHTING	Enter Criteria Value Based on Site Inspection	Average Criteria Score	Average Criteria Score Multiplied by Relative Importance
(I-1) PROTECTION OF WATER RESOURCES	A. Whether the property has geologic/hydrologic conditions that would easily enable contamination of vulnerable aquifers that have value as drinking water sources;		4		
	B. Whether the property serves an important groundwater recharge function;		2		
	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;		5		
	D. Whether the property serves an important flood management function.		5		
(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;		3		
	C. Whether there is ecological quality in the communities present on the property;		4		
	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;		2		
	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		
(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;		4		
	C. Whether the property contains plants or animals that are endemic or near-endemic to Florida or Alachua County;		4		
	D. Whether the property serves as a special wildlife migration or aggregation site for activities such as breeding, roosting, colonial nesting, or over-wintering;		4		
	E. Whether the property offers high vegetation quality and species diversity;		4		
	F. Whether the property has low incidence of non-native invasive species.		4		
(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		
	AVERAGE FOR ENVIRONMENTAL AND HUMAN VALUES			3.6	
	RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE	1.3333			4.73
(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);		4		
	B. Whether this management can be completed in a cost-effective manner.		5		
(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;		4		
	B. Whether the overall resource values justifies the potential cost of acquisition;		4		
	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		
	AVERAGE FOR ACQUISITION AND MANAGEMENT VALUES			3.5	
	RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE	0.6667			2.33
	TOTAL SCORE				**7.07**

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
Wainberg-Map 2
Lakeshore Drive
20
Newnan's Lake
Paynes Prairie
Preserve State Park
Legend
Wainberg Property
Daemer Property
Conservation Lands
Major Roads
0 250 500 1,000
Feet