

**Lochloosa Slough Flatwoods
Odom
Property Update 4/27/2023**

The 198-acre Odom property was first nominated to the Alachua County Forever (ACF) program as a fee simple project in February 2017. The property was initially evaluated and presented to the Land Conservation Board (LCB) on August 24, 2017, and the LCB took “no motion”. At that time, the Odom property was not connected to any Alachua County Preserve lands.

Since the initial LCB consideration, ACF closed on the Fox Pen Connector Tract, that is adjacent to the south. On March 22, 2023, John Odom nominated the 198-acre property as a fee simple project for a second consideration, now that it is connected to the Lochloosa Slough Preserve. The Odom property is currently listed on the real estate market. Staff visited the Odom property in March 2023 to document any significant changes since the initial site evaluation and found that the landowner conducted a biomass harvest on the upland portion of the property in 2021. Staff found that, other than the pine trees, most of the plants in the scrubby flatwoods, scrub and xeric hammock have resprouted and are about 3’ to 4’ tall. Other than the biomass harvest and the cogongrass along SE 122 Lane has become more abundant, staff found no other changes to the site. The new connection to Lochloosa Slough Preserve increased the property matrix score from 6.13 to 6.27.

**Lochloosa Slough
Odom
8/24/2017**

Project Score:	6.13 of 10.00		Natural Communities:	
Inspection Date:	7/6/2017		Clastic Upland Lake	Very Good
Size:	197.51 acres		Lake Shore Swamp	Good
Parcel Numbers:	19990-002-000, 141.41ac		Basin Swamp	Good
	20001-003-000, 35.12 ac		Scrubby Flatwoods	Good
	20023-001-000, 20.98 ac		Scrub	Good
S-T-R:	10-11S-22E		Xeric Hammock	Good
	11-11S-22E		Former Upland Pine	Poor
	15-11S-22E		Other:	
Buildings:	0 ACPA, 0 on site		Clearing (Old FDOT Staging Area): > 6 acres	
Just Value:	\$111,600	\$564/acre	Archaeological Sites	
Total Value:	\$111,600	\$564/acre	1 on site, 3 within 1 mile	
Asking Price:	\$895,000	\$4,531/acre		

REPA Score: 7.73 of 9.44

KBN Score: Ranked 15th of 47 projects (Lochloosa Slough) – 9 acres of the Odom property lies within the Strategic Ecosystem

Overall Description:

The Odom parcels are located south of the town of Hawthorne and northeast of Lochloosa Lake. In general, the parcels are surrounded by agricultural land uses. A portion of the Odom property's western boundary is along Hwy 301 and a portion of its southern boundary is along ~6,000 acres of Weyerhaeuser/ Plum Creek pine silviculture lands (designated as strategic ecosystems). The Lakeshore Gardens neighborhood is to the north and the Parkwood Estates is to the east of the parcels. The Odom property includes ~138 acres of Lake Jeffords. There are approximately 40 lake front residential lots/homes around the Lake Jeffords shoreline with about 30 boat docks extending into the subject property. Approximately 26 of these are grandfathered docks, 4 are more recently permitted structures. Lake Jeffords is designated by the State of Florida as apparent Sovereign Submerged Lands. The remaining 68 acres are wetlands and uplands. The Odom property could be an addition to the silviculture lands to the south, if those lands were purchased for conservation in the future. The ~6,000 acre Weyerhaeuser/Plum Creek lands to the south are available for sale at this time.

Natural communities occurring within the property include Clastic Upland Lake, Lake Shore Swamp, Basin Swamp, Scrub, Xeric Hammock and Former Upland Pine. Lake Jeffords, the clastic upland lake is a ~162 acre open water body with emergent aquatic vegetation around the perimeter. Lake Jeffords drains through a narrow creek that flows southwest under HWY 301 and eventually into Lochloosa Lake. The lake shore swamp and basin swamp that ring Lake Jeffords have a tree canopy dominated by loblolly bay, cypress, loblolly pine and sweetgum with buttonbush and wax myrtle. The groundcover consists of a variety of ferns, grapevine and a thick layer of duff. The scrubby flatwoods that grade up from the basin swamp consists of a dense shrub layer of fetterbush, myrtle oak, sand live oak, gallberry, rusty lyonia, saw palmetto with young loblolly bays and pines emerging from the shrubs. Transitioning out of the scrubby

flatwoods is a community closer to scrub, dominated by scrub oaks with narrow leaf pawpaw, tar flower and black root. In these very sandy soils a few active gopher tortoise borrows were located. Xeric Hammock was also present on site with sand live oaks and a shrub layer that included vaccinium species, saw palmetto, rusty lyonia and a ground cover of bracken fern. An area of the property adjacent to HWY 301 resembled a former upland pine community that was in poor shape with a canopy of water oak, laurel oaks, sweetgums and pine. The upland natural communities on the property are very fire suppressed.

As for non-native exotic plants, there is cogongrass in dense abundance found paralleling the road that cuts through the southwest portion of the property. The cogongrass population is approximately 5 acres and extends into a clearing that was leased to Florida Department of Transportation (FDOT) for a staging area during work on HWY 301. Pasture grass and natalgrass were also present in these areas, but at much lower abundance than the cogongrass.

The uplands on the Odom property have one private limerock vehicular road, SE 122nd Lane, that extends east to west providing residences from the east access to HWY 301. Also the uplands have some narrow walking paths off the limerock road limited to pedestrian access. The clearing for the FDOT staging area was originally at least 6 acres in size, but sizeable trees have started colonizing the area. Some of the footprint of the staging area has gravel or fill that is compacted above the native soils. There are no structures on the property. Small debris piles were present above the surface. Also located on the property is a 14 acre Florida Master Site File of "Historic Refuse: 1821 – present". Friends of the owner have seasonal hunting privileges on the property. The Odom property has been nominated as a fee simple purchase to the Alachua County Forever Program and the asking price is \$895,000.

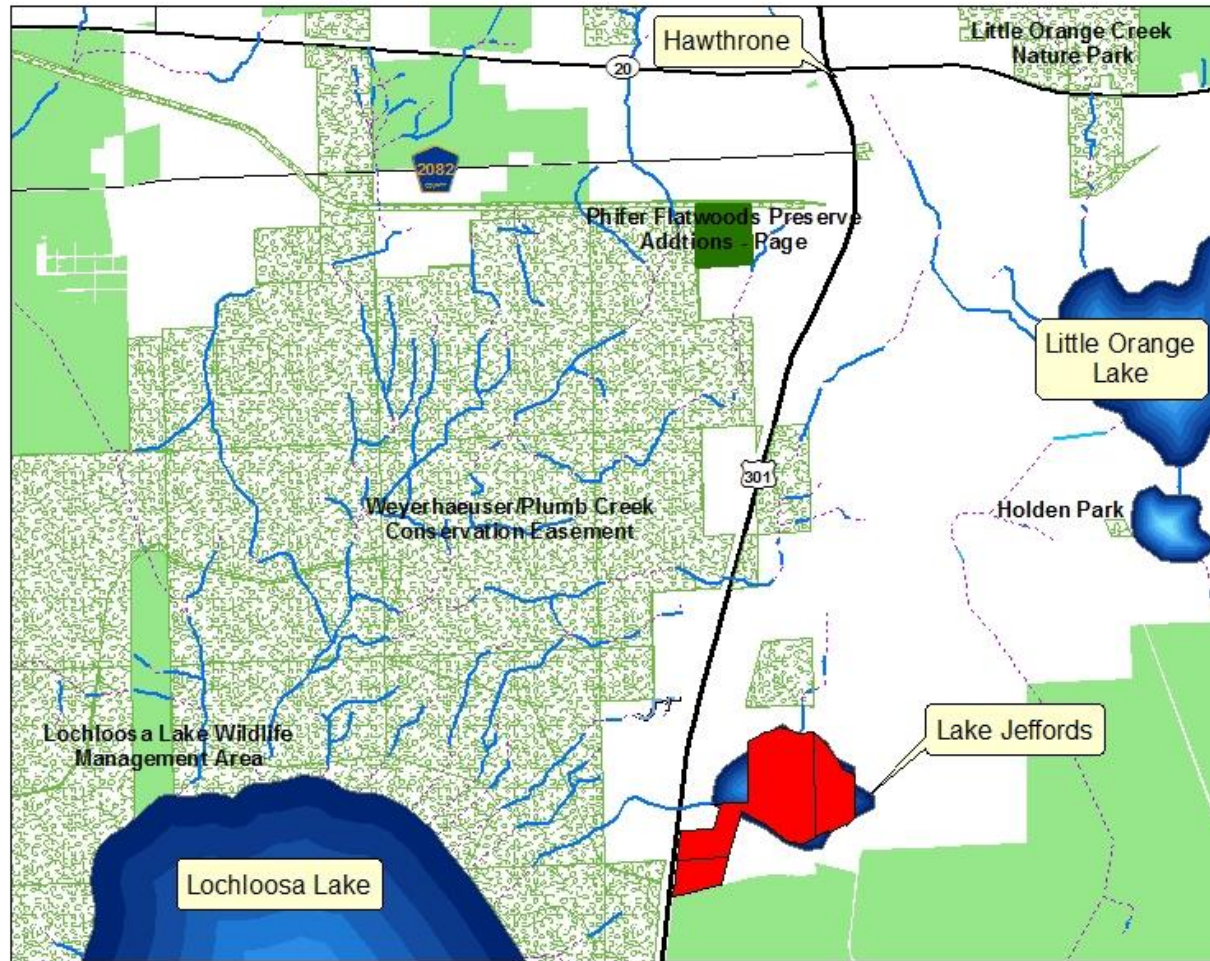
The following development analysis is based on a limited desk-top review and is founded upon current Land Development Regulations and Comprehensive Plan policies. Scenarios may be oversimplified, and are meant only to convey a general sense of the range of development intensities that would be possible:

This property is composed of three parcels totaling approximately 198 acres in the unincorporated Alachua County. Alachua County land use is Rural/Agriculture and the zoning designation is Agriculture. Gross density allowed is one dwelling units per five acres (1 units / 5 acre). Resources within the 198 acre parcel include 156 acres (79%) of 100-year Floodplain, 156 acres (79%) of Surface Waters / Wetlands and 9 acres (4%) are within the Lochloosa Slough Strategic Ecosystem. The site could potentially be developed with a maximum density of 10 residential units on 50 acres, with the remaining 148 acres protected or lake.

Lochloosa Slough - Odom		8/24/2017			
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;		3		
	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;		4		
	D. Whether the property serves an important flood management function.		4		
(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;		3		
	D. Whether the property is functionally connected to other natural communities;		2		
	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;		4		
	G. Whether the property contains important, Florida-specific geologic features such as caves or springs;		1		
	H. Whether the property is relatively free from internal fragmentation from roads, power lines, and other features that create barriers and edge effects.		4		
(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;		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;		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.		4		
	AVERAGE FOR ENVIRONMENTAL AND HUMAN VALUES			3.20	
	RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE	1.3333			4.27
(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.		3		
(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;		1		
	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				
			2		
	AVERAGE FOR ACQUISITION AND MANAGEMENT VALUES			2.80	
	RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE	0.6667			1.86
	TOTAL SCORE				6.13

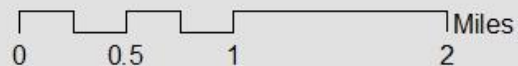
Lochloosa Slough - Odom Location Map

Map 1



Legend

- Odom Parcels (~198 ac)
- ACF Preserve
- ACF Projects
- Conservation Land
- Lakes



DISCLAIMER: This map and the spatial data it contains are made available as a public service, to be used for reference purposes only. The Alachua County Environmental Protection Department provides this information AS IS without warranty of any kind. The quality of the data is dependent on the various sources from which each data layer is obtained.

Lochloosa Slough - Odom Parcel Map

Map 2



Legend

- Odom Parcels (~198 ac)
- Conservation Land
- Historic Refuse (14 ac)
- Building Footprint
- Creek



0 500 1,000 2,000 3,000 Feet

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