

Lochloosa Creek Flatwoods			
Sherouse & Flowers			
1/26/2023			
Project Score		Natural Community	Condition
6.47 of 10.00		Flatwoods Lake	Excellent
Inspection Date		Xeric Hammock	Good
1/4/2023		Basin Marsh	Good
Size (ACPA)		Blackwater Stream	Good
154		Floodplain Swamp	Good
Parcel Number	Acreage (ACPA)	Scrubby Flatwoods	Good
19151-000-000	154	Mesic Flatwoods	Good-Fair
Section-Township-Range		Wet Flatwoods	Good-Fair
12-10-22		Dome Swamp	Good-Fair
Buildings		Basin Swamp	Good-Fair
0 on ACPA, 0 on site		Other	Condition
Just Value	Just Value Per Acre	Successional Hardwoods	N/A
\$156,600	\$1,016.88		
Total Value (Just, Misc, Bldg)	Total Value Per Acre	Archaeological Sites	
\$156,600	\$1,016.88	0 recorded on site, 0 in 1 mile	
Acquisition Type		Bald Eagle Nests	
Fee Simple		0 on site, 0 in one mile	
REPA Score		7.87 of 9.44	
KBN Score		Ranked 39 of 47 projects (Little Orange Creek)	

Overall Description:

The Sherouse & Flowers property is located north of Hawthorne along border between Alachua and Putnam Counties. The 154-acre property consists of one parcel (ACPA TPN 19151-000-000) under one family ownership and has been nominated as a fee simple acquisition. This single parcel is split by SE 245th St near the northwest portion of the property. The property is located less than one mile northeast of the ACF Lochloosa Creek Flatwoods Project Area, as well as Little Orange Creek Preserve which is co-owned by Alachua County, Alachua Conservation Trust, and the City of Hawthorne. Additionally, over 90% of the property lies within the Little Orange Creek Strategic Ecosystem. The property contains wetland systems that make up the headwaters of Little Orange Creek. The natural communities present on the property include basin marsh, basin swamp, blackwater stream, dome swamp, flatwoods lake, floodplain swamp, mesic flatwoods, wet flatwoods, scrubby flatwoods, and xeric hammock.

Wetland features cover approximately 60% of the property and include a mix of basin marshes, basin swamps, and dome swamps. These wetlands are located in portions of the northwest, north central, and southern parts of the property. The largest wetland system in the north-central part of the property appears to have open water in some aerial images, and the evaluators were able to access the edges of this area to identify a mosaic of basin swamp and basin marsh landcover types. These areas were dominated by saw grass in the understory as well as various sedges, rushes, bidens spp., and water lilies. Where there were trees, they were predominately cypress, however some portions of the basin swamps appear to have been impacted by a wildfire at some point and many of the trees have died. The dome swamps identified during the site visit appear to have been partially logged at some point, although many live cypress and tupelo remain. Additional basin swamps in similar condition exist near the southern boundary of the property which have also experienced the effects of fire with numerous

dead cypress trees still standing. The basin marsh and floodplain swamp appear to be in good condition, while the cypress dome and basin swamp are in good-fair condition due to the impacts caused by logging and fire.

Additional wetland features include the blackwater stream, floodplain swamp, and flatwoods lake. The complex of wetlands in the eastern portion of the property, along with Lake Winnott and South Bull Pond farther to the east in Putnam County, all contribute to the beginning of a blackwater stream system and the headwaters of Little Orange Creek. There is a culvert under SE 245th St that helps divert flow from the wetland system to the east, through a floodplain swamp to the west. The floodplain swamp is a mix of slash pine, cypress, and swamp tupelo in the overstory, with dahoon holly, box elder, sweet bay, elderberry, and fetterbush in the understory. Both the blackwater stream and floodplain swamp appeared to be in good condition. In the southeast corner of the property is a flatwoods lake with open water in the middle surrounded by a ring of marsh grasses along the shore. The lake appears to be in excellent condition. It is approximately 12 acres in total size and extends mostly onto the parcel to the south and into Putnam County, with a little over 1 acre occurring on the Sherouse property.

Much of the uplands on the property are a mix of mesic, wet, and scrubby flatwoods. The scrubby flatwoods were in good condition, while the mesic and wet flatwoods were in good-fair condition. Nearly all these areas were clearcut around 2017 and were not replanted with pines, but instead left to naturally regenerate. At the time of the site visit, there were young slash pines re-establishing in the understory, along with saw palmetto, gallberry, bluestem grasses, shiny blueberry, highbush blueberry, laurel and water oaks, and sweetgum. The scrubby flatwoods occurred in the northeastern most corner of the property and had many of the same flatwoods species, but was dominated by dense thickets coastalplain staggerbush in the mid-story. The southwestern corner of the property was xeric hammock considered to be in good condition. The overstory was a mostly closed canopy of live oak, sand live oak, laurel oak, and occasional longleaf pine, turkey oak, and sand pine. The understory was generally sparse, but did consist of sparkleberry, isolated pockets of wiregrass, and deer moss. Based on conditions on the ground and from reviewing historic aerial images, it seems possible that this area was once sandhill that succeeded into xeric hammock over time. This area as well as some of the drier portions of mesic flatwoods on the northern boundary had several active gopher tortoise burrows. Additionally, there was a strip of successional hardwoods along the southern edge of the property west of SE 245th St.

Invasive plants were only found in low density, isolated patches throughout the property. A few camphor tree, chinaberry, and Caesar weed plants were discovered in the interior of the property, and Japanese climbing fern was noticed along SE 245th St. This graded dirt road is likely a vector for invasions of exotic plants. A dead feral hog and signs of other feral hog activity were noticed on the property as well.

Several deer skulls located inside the property boundary along SE 245th St indicate there likely is occasional dumping of animal carcasses on the property. Solid waste was discovered in numerous locations, although overall was relatively minor consisting of a few tires, a wheelbarrow, and various household items. The exception to this was on the northern boundary where an old chest freezer, boat, and piles of lumber, gutters and other debris were found.

According to an environmental consultant who provided additional documentation in the nomination form, wildlife sightings in the area include southern fox squirrels, black bears, sandhill cranes, bald eagles, and more. During the site evaluation, staff noticed white-tailed deer, great blue heron, great egret, pine warbler, red-headed woodpecker, and red-shouldered hawk.

No archaeological sites are known to occur on the property. Site disturbances include the areas with solid waste, remnant soil compaction from logging roads in and around wetland areas, and old plow lines meandering through the xeric hammock on the southern boundary.

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 parcel has a future land use designation of Rural Agricultural with an Agricultural zoning designation. The parcel has approximately 92.84 acres of wetlands and 112 acres of associated buffer. The wetlands on site would be protected by the Alachua County Unified Land Development Code, as would an upland buffer surrounding the wetlands. Any development would be required to maintain a 50' minimum, 75' average buffer width around the wetlands, all of which would be placed under a conservation easement. The wetlands and buffers leave approximately 30 acres of developable upland on the parcel. The remaining upland must adhere to Strategic Ecosystem development standards as defined in Alachua County Unified Land Development Code, which requires a set aside of up to 50% of the upland habitat. In addition, floodplain management regulations would need to be met for any structures on the property.

Given the current zoning and future land use, extent of the wetlands on the sites, and the Strategic Ecosystem designation, the parcel has little developable acreage with significant limitations. The remote location, limited availability of infrastructure, construction costs, and generally limited development demand in the area would also somewhat limit development potential for this site.

Lochloosa Creek Flatwoods - Sherouse & Flowers - 01/26/2023					
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;		2		
	B. Whether the property serves an important groundwater recharge function;		4		
	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;		4		
	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;		2		
	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.		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;		5		
	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.		3		
(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.		3		
	AVERAGE FOR ENVIRONMENTAL AND HUMAN VALUES			3.25	
	RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE	1.333			4.33
(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.		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;		3		
	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		2		
	AVERAGE FOR ACQUISITION AND MANAGEMENT VALUES			3.20	
	RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE	0.667			2.14
	TOTAL SCORE				6.47

I:\Land Conservation\Land Conservation Matrix\Lochloosa Creek Flatwoods\LCR site specific evaluations\Sherouse Prepared by Ryan Kennelly, Jan. 26, 2023

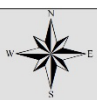
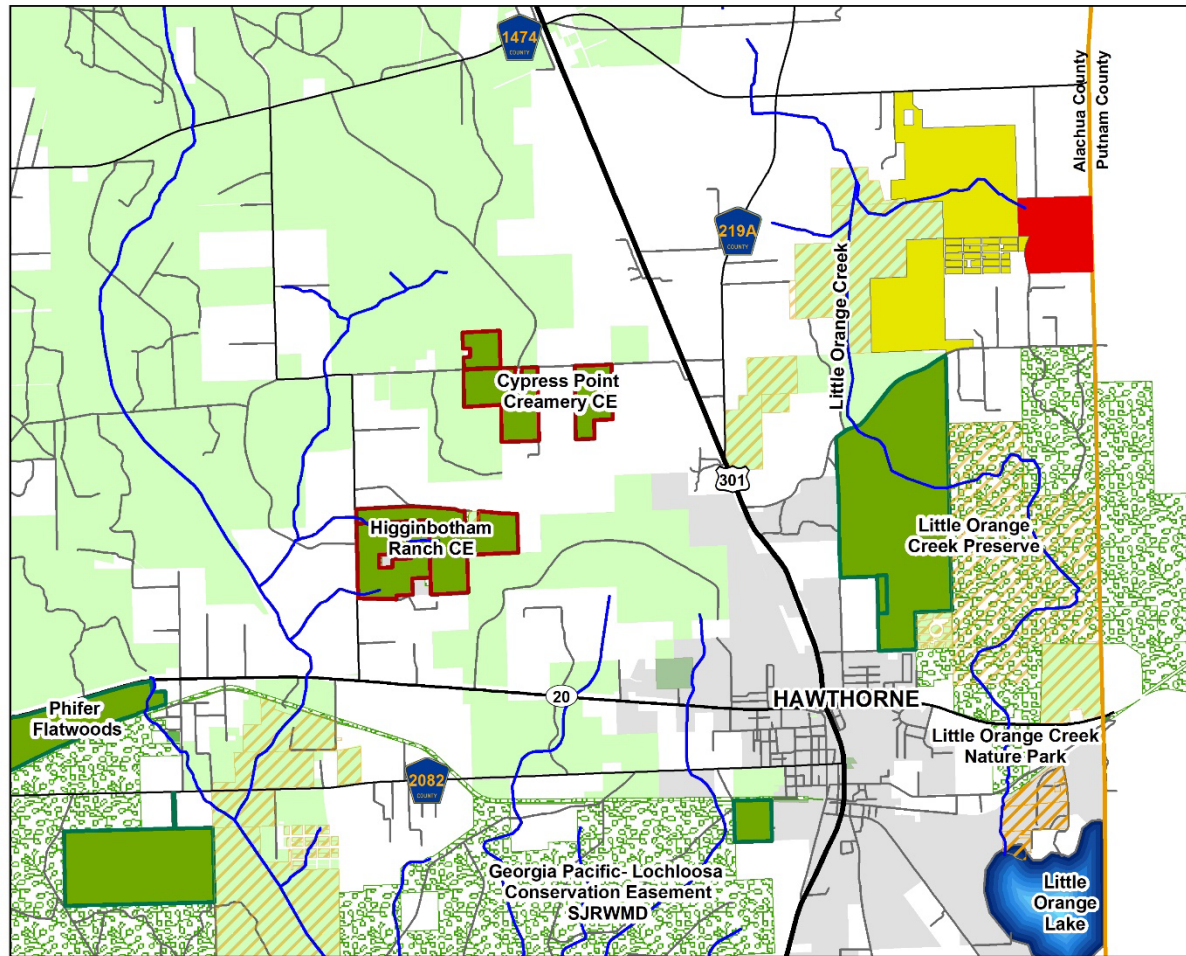
Lochloosa Creek Flatwoods - Sherouse & Flowers Location Map

Map 1



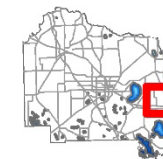
Legend

- Sherouse & Flowers Parcel (154 ac)
- ACF Preserve
- Conservation Easement
- ACF Project Areas
- Conservation Lands
- ACF Active Acquisition List
- Waldron Farms (Nominated in 2022, not evaluated)
- County Boundary
- Municipal Boundaries
- Alachua County Creeks
- Roads



0 0.5 1 2 3 4 Miles

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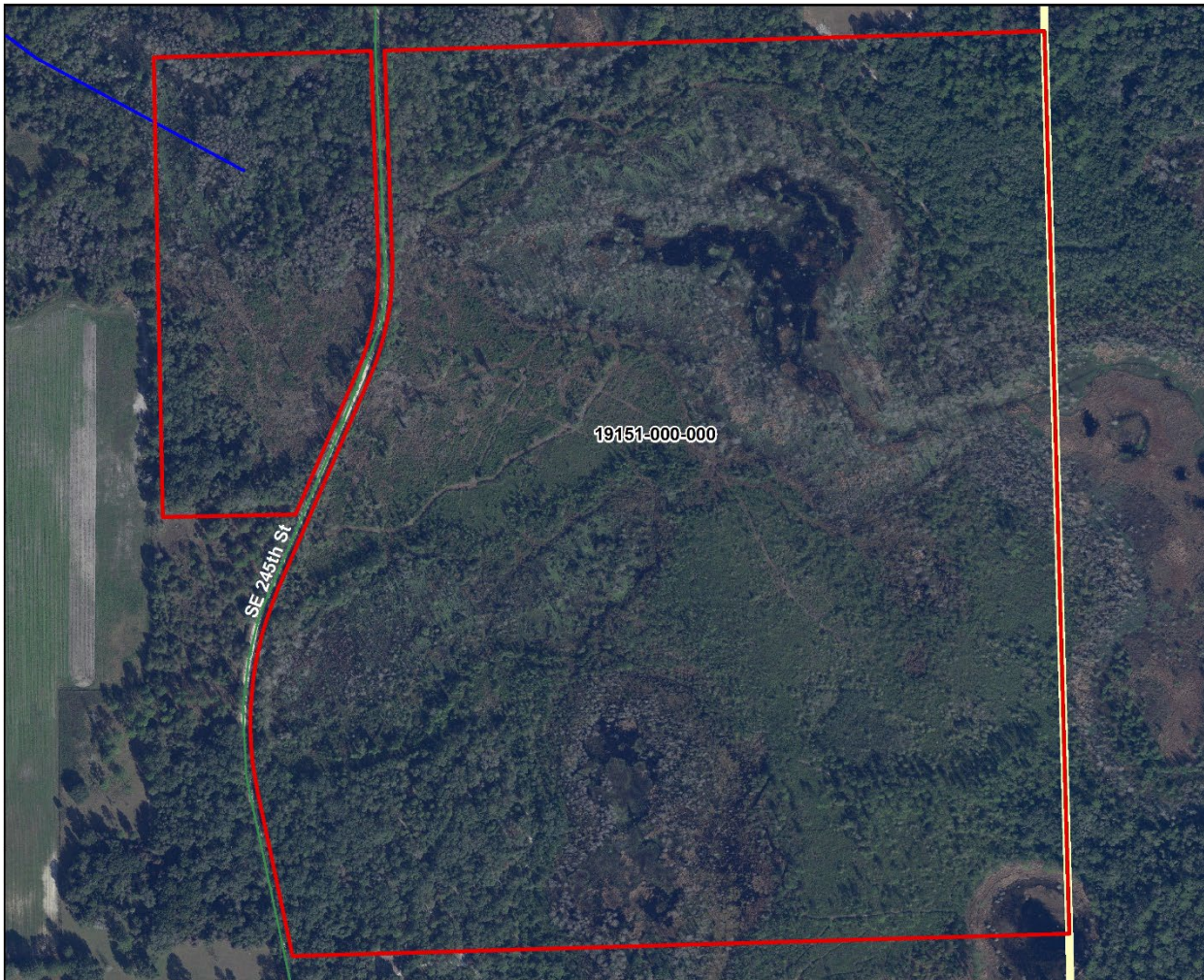
Lochloosa Creek Flatwoods - Sherouse & Flowers Parcel Map

Map 2



Legend

- Sherouse & Flowers Parcel (154 ac)
- Alachua County Creeks
- County Boundary



0 400 800 1,600 Feet

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