

Lochloosa Creek Flatwoods

Cobble

2/22/2024

Project Score		Buildings	
5.60 of 10.00		0 on ACPA, 2 on site (storage shed; pole barn)	
Inspection Date		Just Value	Just Value Per Acre
2/7/2024		\$250,256	\$2,350
Size		Total Value (Just, Misc, Bldg)	Total Value Per Acre
106.47		\$250,256	\$2,350
Parcel Number	Acreage	Acquisition Type	
19868-000-000	5	Conservation Easement	
19869-000-000	101.47	Natural Community	Condition
		Blackwater Stream	Good
		Bottomland Forest	Good-Fair
		Other	Condition
		Pine plantation (part w/ native groundcover)	
		Successional hardwood forest	
Section-Township-Range		Archaeological Sites	
30-10-22		0 recorded on site, 0 in 1 mile	
		Bald Eagle Nests	
		0 on site, 0 in one mile	

REPA Score 7.87 of 9.44 (Lochloosa Creek Flatwoods - ACF Project Area)
KBN Score Ranked 20 of 47 projects (Lochloosa Creek)
Outstanding Florida Waters Lochloosa Lake - within 0.25 mile (as part of Lochloosa Creek)

Overall Description:

The Cobble property is located in Southeastern Alachua County west of Hawthorne. The property consists of two parcels (ACPA TPN 19868-000-000 and 19869-000-000) under one ownership, totaling approximately 106.47 acres. It is located within the Lochloosa Creek Strategic Ecosystem and the Lochloosa Creek Flatwoods ACF Project Area. It is accessed primarily via SE 169th St, south of SR 20, which is a private road. The northern boundary of the property borders the Gainesville-Hawthorne Rail Trail, and much of the southern boundary abuts a portion of Phifer Flatwoods Preserve which is managed by Alachua County. The property primarily consists of planted loblolly lines, most of which are less than 2 years in age. A portion of Lochloosa Creek runs through the center of the property from north to south and is surrounded by a narrow band of bottomland forest. It has been nominated for consideration as a conservation easement.

The majority of the property consists of young loblolly pines that were planted in August of 2022. These areas previously contained mature slash pines that were planted in 1974 and 1982. A

combination of selective thinning and clearcutting was originally planned for these stands in 2021, but due to an outbreak of black turpentine beetles, clearcutting was necessary over a larger portion of the site to mitigate the issue. The remaining mature timber on the site is in a 12.8 acre stand east of the creek. This stand consists of loblolly pines that were planted in 2003. This stand was recently burned in February 2024. Groundcover in the areas that were clearcut and replanted is patchy and somewhat sparse, likely due to a combination of historic site use, recent activities associated with the timber harvest, and time of year of the site visit. Although suppressed, native species were present, especially in the thinned stand, and the landowner's management goals for the property are likely to support the recovery of many species.

A little over a quarter mile of Lochloosa Creek flows through the property. It is bordered by a narrow band of bottomland forest that widens toward the southern end of the property. The creek has not been channelized and appears to be in good condition. The bottomland forest contains a mixture of hardwoods including bald cypress, black tupelo, American hornbeam, loblolly pine, red maple, and others, and it is in fairly good condition as well. Although previous silvicultural activities have impacted this area, the landowner has taken care to leave a buffer around the creek during the recent harvest, and many mature pines were retained in this area. He has also taken steps to limit cattle access to the creek to preserve the creek bank and surrounding habitat. The portion of the creek that flows through the nominated property is not designated as an Outstanding Florida Water (OFW), but it does obtain OFW status just south of the property in Phifer Flatwoods Preserve.

The landowner is an experienced forester, and the property is enrolled in the US Forest Service Stewardship Forest Program which connects private landowners with information and resources to help them manage their land more effectively to help create healthier, more resilient landscapes overall. The landowner's goal for the property is to manage it under a multiple-use concept that supports timber production and low-density grazing ("silvo-pasture") while improving wildlife habitat, protecting soil and water resources, enhancing aesthetics, and recreation. The landowner is adhering to relevant Best Management Practices (BMPs) in managing the site, and is utilizing prescribed fire and other management techniques to promote the regeneration of native species. His desire is to manage the site so that it can potentially be suitable as a gopher tortoise recipient site in the future.

The larger parcel (19869-000-000) has some unique nomination history with the ACF program and is already on the Active Acquisition List. It was part of a multi-parcel nomination of tracts that were at the time owned by Plum Creek Timberlands and were scheduled to go to auction on March 29 and April 09, 2005. The parcels were located in some of the highest ranked ACF project areas, and because of the time sensitive nature of the auction, they were placed in the Priority Pool and on the Active Acquisition list as a group in March 2005; however, they were not individually evaluated outside of the county-wide Rapid Ecological Project Assessment (REPA) that was conducted to define and prioritize the ACF Project Areas. An agreement with Alachua Conservation trust (ACT) was made whereby ACT would agree to use its best efforts to pre-acquire the priority parcels as an interim purchaser for resale to the County after the County Commission considered the parcels for purchase. Parcel 19869-000-000 was ultimately not one of the parcels that was acquired in this manner, but it has been included in this evaluation with the newly nominated 5-acre parcel to provide better context for the current acquisition prospect.

Of note, a portion of the larger parcel contains a closed landfill site (Alachua County Southeast Landfill #29654), which was in operation for approximately 10 years between 1972 and 1982. After operation was concluded, it underwent an extensive monitoring period (20+ years), the facility was

deemed stable, and it was released from any further monitoring by the Florida Department of Environmental Protection (DEP) in 2012. The landowner's planned activities on the site have been approved by DEP. The landowner is aware that this is an unusual site element, and that the County would need to give special consideration as to how or whether the landfill footprint would be included in a potential conservation easement, and he is open to having this area carved out if necessary.

Invasive plants on the property were present in low to low-moderate densities across the site. Three species were observed during the site visit: tropical soda apple, Japanese climbing fern and camphor tree, with tropical soda apple being widespread. The landowner knows of other species occurring on the property including Chinaberry, Coral ardisia, Chinese tallow, mimosa, and rosary pean and is actively working to control populations of these plants. Wildlife observations during the site visit included turkey and deer. Landowner observations also include gopher tortoise, striped skunk, coyote, raccoon, opossum, Florida sandhill crane, water moccasin, banded water snake, box turtle, and a small alligator that is seen regularly in the creek. No archaeological sites are documented on the property, but the landowner had found remnants of an old homestead on the northern side of the property. There is a polebarn, a medium-sized storage building, and an RV on the small section of the property on the east side of SW 169th St. that is used to store equipment and other items necessary for the management of the property.

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.

Based on a desktop review, there are extensive natural features on the subject property (strategic ecosystem, wetlands, wetland buffer, and floodplain) that would have protection from development activities under current regulations. The property is located entirely within the Lochloosa Creek Strategic ecosystem and is bi-sected by Lochloosa Creek, limiting access to the western half for development. The southern 100 feet adjacent to Phifer Flatwoods Preserve would also have development restrictions. Finally, an old landfill covers the eastern half of the property and would not be suitable for ground disturbing types of development. The property currently has access to SR 20 via SE 169th St.

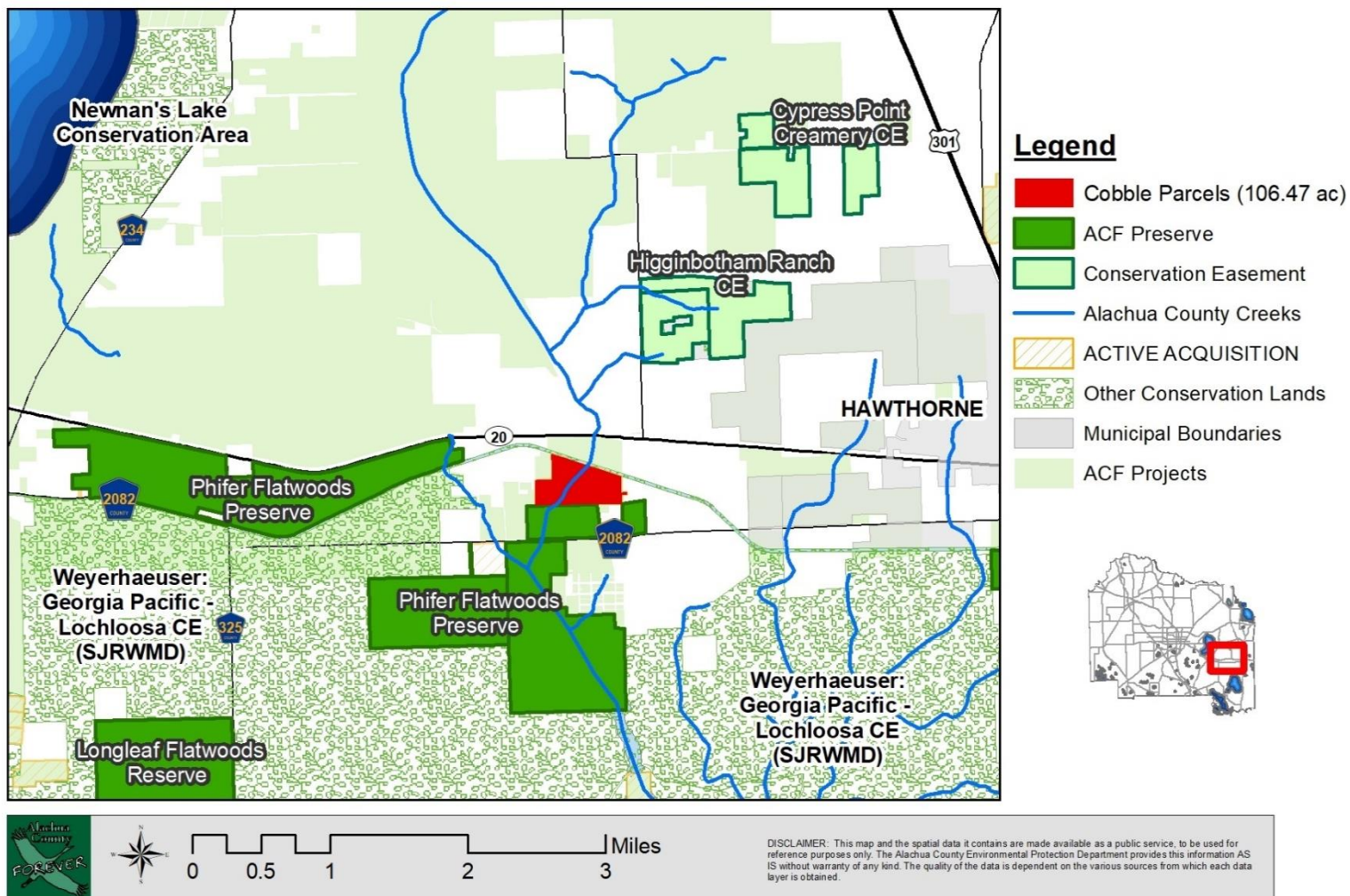
With a land use of R/Ag and under the current zoning, the site could be developed for single-family use at a density of 1 unit/5 acres. Given the extent of regulated features above, less than half of the property contains developable area.

Lochloosa Creek Flatwoods - Cobble (CE) - 2/22/2024					
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;		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;		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;		1		
	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;		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;		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;		3		
	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;		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;		1		
	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			2.70	
	RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE	1.333			3.60
(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.		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;		1		
	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			3.00	
	RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE	0.667			2.00
	TOTAL SCORE				5.60
NOTES					
	General Criteria Scoring Guidelines				
	1 = Least beneficial, 2 = Less Beneficial than Average, 3 = Average, 4 = More Beneficial than Average, 5 = Most Beneficial				

I:\Land Conservation\Land Conservation Matrix\Lochloosa Creek Flatwoods\LCR site specific evaluations\Cobble - Prepared by E. Uhlmann for February 22, 2024 LCB Meeting



Lochloosa Creek Flatwoods - Cobble Parcel Map



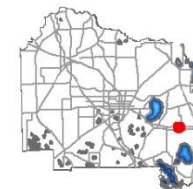


Lochloosa Creek Flatwoods - Cobble Parcel Map



Legend

- Alachua County Creeks
- Cobble Parcels (106.47 ac)
- ACF Preserve
- Other Conservation Lands
- Private, Unincorporated



0 0.175 0.35 Miles

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.