

Lochloosa Slough Flatwoods

Jackson Heirs

8/26/2021

Project Score		Buildings	
6.2 of 10.00		1 ACPA on 20078-000-000; 2 on site (house, barn)	
Inspection Date		Just Value	Just Value Per Acre
7/26/2021		\$126,600	\$1,091
Size (ACPA)		Total Value (Just, Misc, Bldg)	Total Value Per Acre
Both Parcels	116	\$127,600	\$1,100
Parcel Number	Acreage (ACPA)	Asking Price	Asking per acre
20069-000-000	80	NA	NA
20078-000-000	36		
Section-Township-Range		Acquisition Type	
20069-000-000	26-11-22	Fee Simple	
20078-000-000	27-11-22		
Archaeological Sites		Natural Community	Condition
0 recorded on site, 0* in 1 mile		Mesic Flatwoods	Good-Fair
19 hist structure in 1 mile		Basin Swamp	Excellent-Good
		Depression Marsh	Good
		Successional hardwood forest	Fair
		Baygall	Good-Fair
Bald Eagle Nests		Other	Condition
0** on site, 3 within 1 mi.		Improved pasture	
		Home site	

REPA Score 7.73 of 9.44 (Lochloosa Slough Flatwoods)

KBN Rank: East Lochloosa Forest ranked 26th of 47.

* 1 archeological site just outside of the 1 mile range

** Landowner said there was one eagle nest historically on site

OVERALL DESCRIPTION:

The Jackson Heirs property consists of two parcels totaling 116 acres in size. It is located east of the Lochloosa community across US HWY 301, south of Hawthorne. It is within Lochloosa Slough ACF Project Area and the East Lochloosa Forest Strategic Ecosystem. The property is in southeastern Alachua County, less than 2 miles west of the Alachua/ Putnam County boundary. It does not have any public road frontage. The property has been nominated by the landowner for consideration as a fee simple acquisition.

I:\Land Conservation\Land Conservation Matrix\Lochloosa Slough Flatwoods\LSL site specific evaluations\Jackson (Prepared by E. Uhlmann 08/26/21)

The Jackson Heirs Property does not currently share boundaries with any existing conservation lands, but is adjacent to the 4,007 acre Lochloosa Slough-Fox Pen Connector property, which the County has under contract to acquire. The Jackson Heirs property provides a critical connection between the main body of the Lochloosa Slough-Fox Pen Connector property, and a 40-acre outparcel which is included in the Lochloosa Slough-Fox Pen Connector property, but which is currently lacking legal access (see maps). A solution to provide access to the 40-acre outparcel is necessary to facilitate County acquisition of the Lochloosa Slough-Fox Pen Connector.

The observed natural community types include basin swamp, depression marsh, baygall, mesic flatwoods, and successional hardwood forest. The uplands on the Jackson Heirs property are mesic flatwoods in Good-Fair condition, the majority of which are currently fenced to exclude cattle. The flatwoods are separated in three different sections of the property – the northern and southern borders of the western parcel, as well as a couple-acre strip west of the homesite on the western parcel. Although they have not been cleared for pasture, the overstory pine was previously harvested, leaving widely scattered trees. Understory species diversity varied across the separate sections of flatwoods. The northern area contained widespread saw palmetto and more live oak in the overstory, while the southern and western sections contained widespread gallberry and saw palmetto, as well as many remnant native groundcover species including wiregrass, goldenrod, prickly pear cactus, *Carphephorus*, shiny blueberry, beautyberry, and fetterbush.

There were a few small depression marshes and a basin swamp on the eastern parcel in Good condition, but the larger wetlands, primarily basin swamp with some baygall, were located on the western parcel. Although staff were not able to explore the basin swamps in depth during the site visit, they do not appear to have been significantly altered directly based on historic aerials. They varied between dense wet or flooded hardwood forest and more open grassy depressions. The basin swamps contained a diverse complement of native species, and their overall condition is believed to be Excellent-Good.

Roughly 32 acres (~27%) of the entire property has been converted to improved pasture. Historic aerials dating back to 1938 indicate that the clearing for the pasture began prior to this. According to the ACPA, the home site on the smaller eastern parcel dates back to 1930; however, conversations with the landowners indicate that their family history on the property extends as far back as the late 1890's. There is a cattle lease on the property, but no cows were on site during our visit.

During the site visit, staff saw a pygmy rattlesnake and a couple other reptiles as well as deer and raccoon tracks, and heard a variety of bird species including, but not limited to red shouldered hawks, blue headed vireos (nests observed), black and white warblers, yellow-billed cuckoos, blue grey gnatcatchers, and a ruby throated hummingbird. Several gopher tortoise burrows were also observed throughout the pasture and around the homesite. There are at least three active bald eagle nests within one mile of the property according to the Florida Fish and Wildlife Conservation Commission database. While no eagles were observed during the

site visit, a staff member did observe an eagle on the property immediately to the south on a previous visit to the area. The landowners indicated that historically, there was one eagle nest on the property.

There are no listed historic resources present on the property. Only a small amount of solid waste was observed onsite, most of which is associated with the management of cattle on the property or the old homesite. Invasive exotic plants were observed in very low density across the site and included tropical soda apple, Chinese tallow-trees, and Chinaberry trees.

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.

Both parcels are zoned Agriculture (A) and have a Future Land Use (FLU) designation of Rural/Agriculture. An approximately six-acre area within the most outer southwest quadrant of the western parcel is within the designated Lochloosa Rural Cluster FLU. Based on the existing zoning requirements, residential development of the subject site could be constructed at a rate of 1 unit per 5 acres. This would equate up to 23 residential units (116 total acres / 5 acres = 23 units). Since the entire site is within a designated strategic habitat, preservation and protection would be required for all of the wetlands (57 acres) and up to 50% of the upland habitat (59 acres x 50% = 29 acres). This upland protection would be inclusive of the required 75 ft. wetland buffers; estimated to be approximately 14 acres. If residential units were clustered and at least 50% of the uplands and all the wetlands were set aside as conservation, an additional 13 units could be proposed at a credit rate of 1 unit per 10 acres (116 acres / 10 acres = 11 units + 2 bonus units = 13 units). Under this scenario of zoning allowance and strategic ecosystem protection, this could result in a total of 36 residential units (23 base units + 13 units for SE = 36 total units).

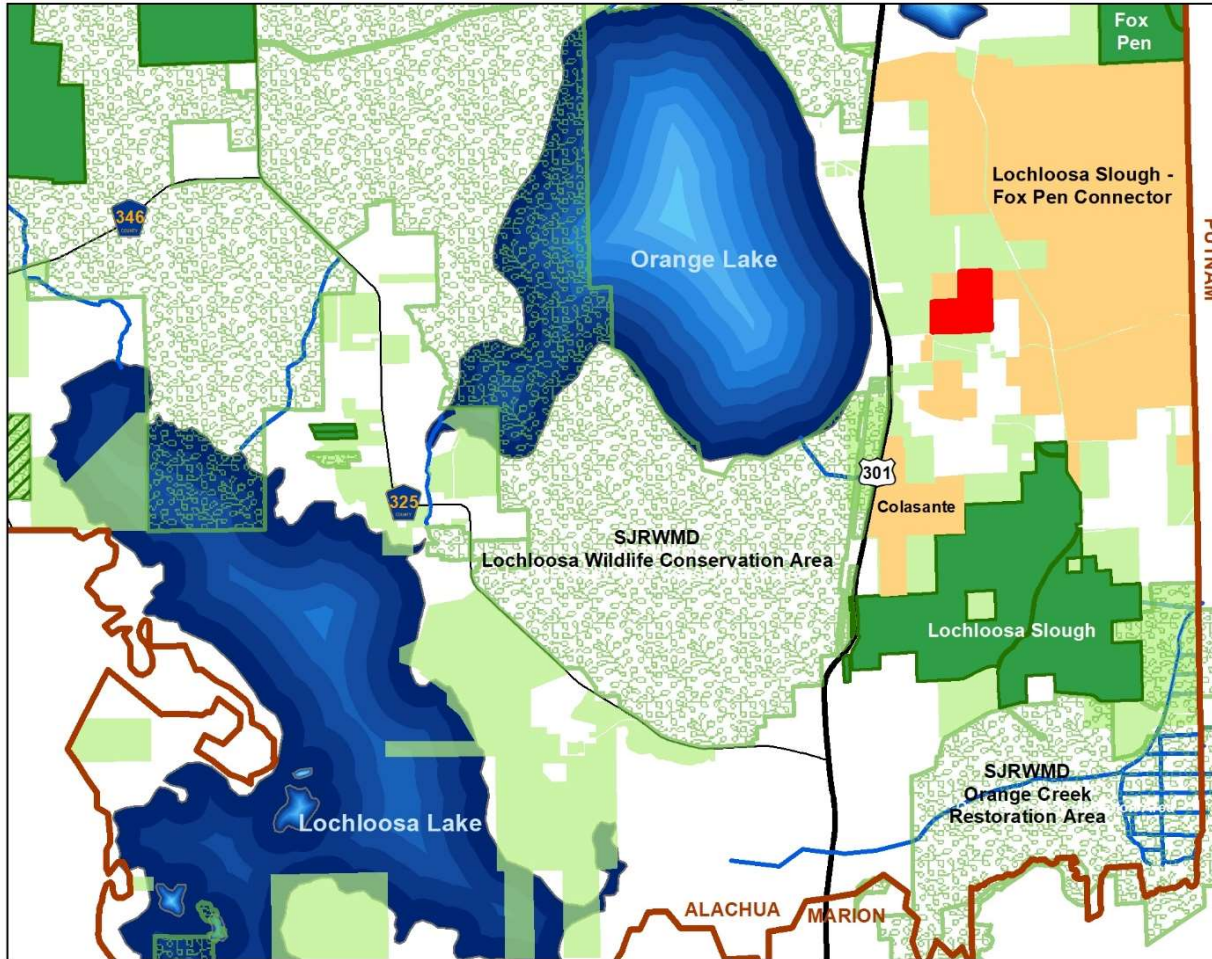
Considering the rural location has few residential structures and the increased costs associated with the construction of infrastructure (e.g. roads, utilities, stormwater facilities) as well as houses, there would be less interest and demand for residences at this remote location. In addition, there is limited commercial and public services available in area (e.g. stores, schools, medical, etc.). This property is considered only moderately likely to develop.

REPA Lochloosa Slough Flatwoods Jackson 8/26/21					
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;		3		
	D. Whether the property serves an important flood management function.		3		
(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;		3		
	D. Whether the property is functionally connected to other natural communities;		5		
	E. Whether the property is adjacent to properties that are in public ownership or have other environmental protections such as conservation easements;		4		
	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;		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;		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.		4		
(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			3.05	
	RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE	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.		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		3		
	AVERAGE FOR ACQUISITION AND MANAGEMENT VALUES			3.20	
	RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE	0.667			2.13
	TOTAL SCORE				6.20
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 Slough Flatwoods\LSL site specific evaluations\Jackson (Prepared by E. Uhlmann 08/26/21)

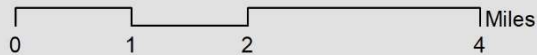
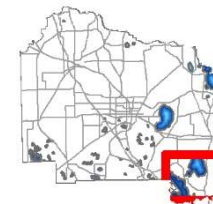
Lochloosa Slough Flatwoods - Jackson Heirs Location Map

Map 1



Legend

- Jackson Heirs Parcels
- ACF Preserve
- ▨ ACF Cons. Easement
- Active Acquisition
- ACF Projects
- ▨ Conservation Lands
- County Boundary



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.

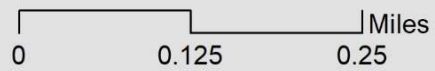
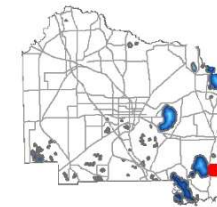
Lochloosa Slough Flatwoods - Jackson Heirs Parcel Map

Map 2



Legend

- Jackson Heirs (116 ac)
- Active Acquisition



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.