

Lochloosa Creek Flatwoods

Samuel & Samuel

3/28/2024

Project Score		Buildings	
5.67 of 10.00		0 on ACPA, 0 on site	
Inspection Date		Just Value	Just Value Per Acre
3/6/2024		\$188,720	\$3,500
Size		Total Value (Just, Misc, Bldg)	Total Value Per Acre
53.92 acres		\$188,720	\$3,500
Parcel Number	Acreage	Acquisition Type	
19871-000-000	26.92	Fee Simple	
19871-001-001	27	Natural Community	Condition
		Bottomland Forest	Good
		Dome Swamp	Fair-Poor
		Mesic Flatwoods	Poor
		Other	Condition
		Pine Plantation	
		Old Field Successional Pine	
		Successional Hardwood Forest	
Section-Township-Range		Archaeological Sites	
31-10-22		0 recorded on site, 0 within 1 mile	
		Bald Eagle Nests	
		0 on site, 0 within one mile	

REPA Score	N/A (Immediately adjacent to Lochloosa Creek Flatwoods ACF Project Area which scored a 7.87 out of 9.44)
KBN Score	N/A (Adjacent to Lochloosa Creek Strategic Ecosystem ranked 20 of 47 projects)
Outstanding Florida Waters	Lochloosa Lake OFW within 1/4 mile to the southwest

Overall Description:

The 53.92 acre Samuel & Samuel property is located in the east-central portion of Alachua County, between Gainesville and Hawthorne, nearly a mile south of State Road 20 along a private road. The parcels are just northeast of the Phifer Flatwoods Preserve – Lochloosa Creek Tract and share a boundary of approximately 400 ft. The property consists of two parcels (ACPA TPN 19871-000-000 and 19871-001-000) owned by two sets of family members and has been nominated for fee simple acquisition. The parcels are located just outside the Lochloosa Creek Flatwoods ACF Project area and Lochloosa Creek Strategic Ecosystem. The natural communities onsite include bottomland forest, dome swamp, and mesic flatwoods, as well as pine plantation, old field successional pine, and successional hardwood forest altered community types.

The earliest available aerial images show that these parcels were nearly entirely cleared for row crops or pasture since at least 1937, other than in the southwest corner of the property where there are lower lying forested lands visible in the photos. These cleared areas remain open for a majority of the remaining century until the 1980's and 1990's when portions of the northern end and southern end of the property began to regrow with successional hardwoods. The central portion of the property remained cleared until the mid-2000's. Of this central portion, the southern half of this area began to have volunteer pines and hardwoods seed into the old field, then the northern portion was planted in loblolly pines in the mid-2010's.

The area in the southwestern part of the property that was left undisturbed early in the 20th century is a dome swamp and bottomland forest. The dome swamp makes up less than an acre in size and is currently in fair-poor condition. There are no overstory trees of substantial size or age, but swamp tupelo, sweetgum, swamp bay, water oak, and dahoon holly are all present. The area around the dome swamp is bottomland forest in good condition with a mix of water oak, sweetgum, American holly, and loblolly pine in the overstory, with pinxter azalea (a commercially exploited plant) along the edges. The groundcover is mostly a carpet of herbaceous plants. There are also numerous old catface stumps and cypress stumps in this area indicating past turpentine and logging operations.

Part of the southern portion of the property is also mesic flatwoods in poor condition. Much of this looks like it is in recovery from previous disturbances including a portion of what was once cleared for pasture. The area is growing in naturally with loblolly and slash pine, sweetgum, water oak, black cherry, and red cedar. In general, the understory is sparse with some gallberry and scattered palmetto in some places. Additional targeted land management actions would help restore this natural community.

The remaining northern two thirds of the property are old field successional pine, pine plantation and successional hardwood. The old field successional pine is mostly in the central part of the property where loblolly and slash pine have naturally regenerated in, along with hardwoods. There is also one small area of planted longleaf pine. The pine plantation is approximately 7 acres in size and was planted in loblolly pine approximately 10 years ago. This area is mostly devoid of any contiguous understory vegetation other than a sporadic paw paw, hardwood sapling, or ebony spleenwort. The northernmost quarter of the property is mostly successional hardwood forest with sand live oak, live oak, water oak, and laurel oak dominant in the overstory.

There are no structures on the property, but there are a few old hunting stands scattered across the property. Overall, there was very little solid waste, other than a few bottles and rolled cloth material. Very few invasive plants were identified on the property, just one tropical soda apple and a large coral ardisia with small saplings underneath it. Wildlife identified on the site evaluation included numerous active gopher tortoise burrows, hermit thrush, yellow-throated vireo, black and white warbler, and a barred owl.

Development Review:

This development analysis is primarily 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 parcels both have a Future Land Use of Rural Agricultural. In accordance with the Alachua County Comprehensive Plan, Rural Agricultural areas are intended to be protected in a manner consistent with preservation of agriculture, open space, rural character, and the preservation of environmentally sensitive areas. Under the current land use and zoning the property may be developed at a maximum intensity of 1 dwelling unit per 5 acres.

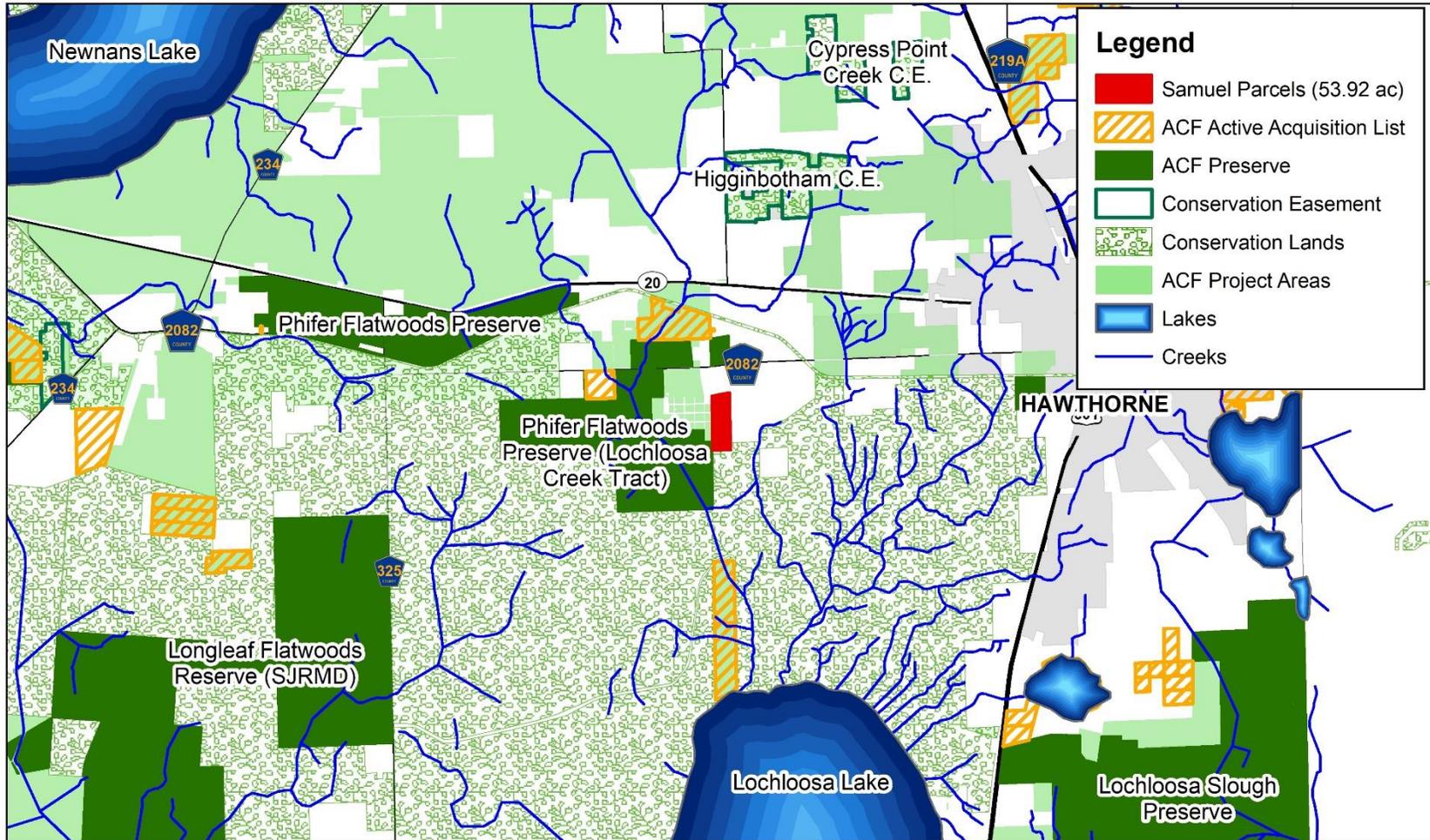
There are approximately 0.9 acres of wetlands on parcel 19871-000-000. As per Alachua County ULDC, the wetlands on site would be protected as well as an upland buffer surrounding the wetlands that will be required to maintain a 50' minimum width and 75' average width. The wetland and buffer areas total approximately 2 acres. Approximately 2.3 acres of this parcel are also located within the 100-year flood zone and is designated as Zone A with no base flood elevation. Any development would need to comply with local and federal floodplain management regulations, and structures with mortgages will be required to purchase flood insurance. The location of wetlands, buffer, and flood zones overlap near the southwest property lines.

Given the current zoning and future land use, this property contains developable area. The remote location, lack of public road frontage, limited infrastructure and associated higher construction costs may somewhat diminish the prospects and potential for development activities. The presence of wetlands and floodzone would slightly limit the development potential on one of the parcels.

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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;		1		
	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;		1		
	D. Whether the property serves an important flood management function.		1		
(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;		2		
	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;		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;		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;		3		
	B. Whether the property serves as documented or potential habitat for species with large home ranges;		3		
	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.		4		
(I-4) SOCIAL AND HUMAN VALUES	A. Whether the property offers opportunities for compatible resource-based recreation, if appropriate;		2		
	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			2.55	
	RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE	1.333			3.40
(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;		2		
	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			3.40	
	RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE	0.667			2.27
	TOTAL SCORE				5.67
NOTES					
General Criteria Scoring Guidelines					
1 = Least beneficial, 2 = Less Beneficial than Average, 3 = Average, 4 = More Beneficial than Average, 5 = Most Beneficial					

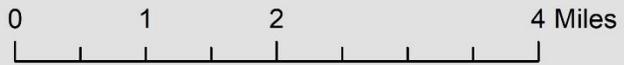
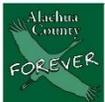


Lochloosa Creek Flatwoods - Samuel Location Map



Legend

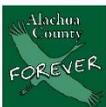
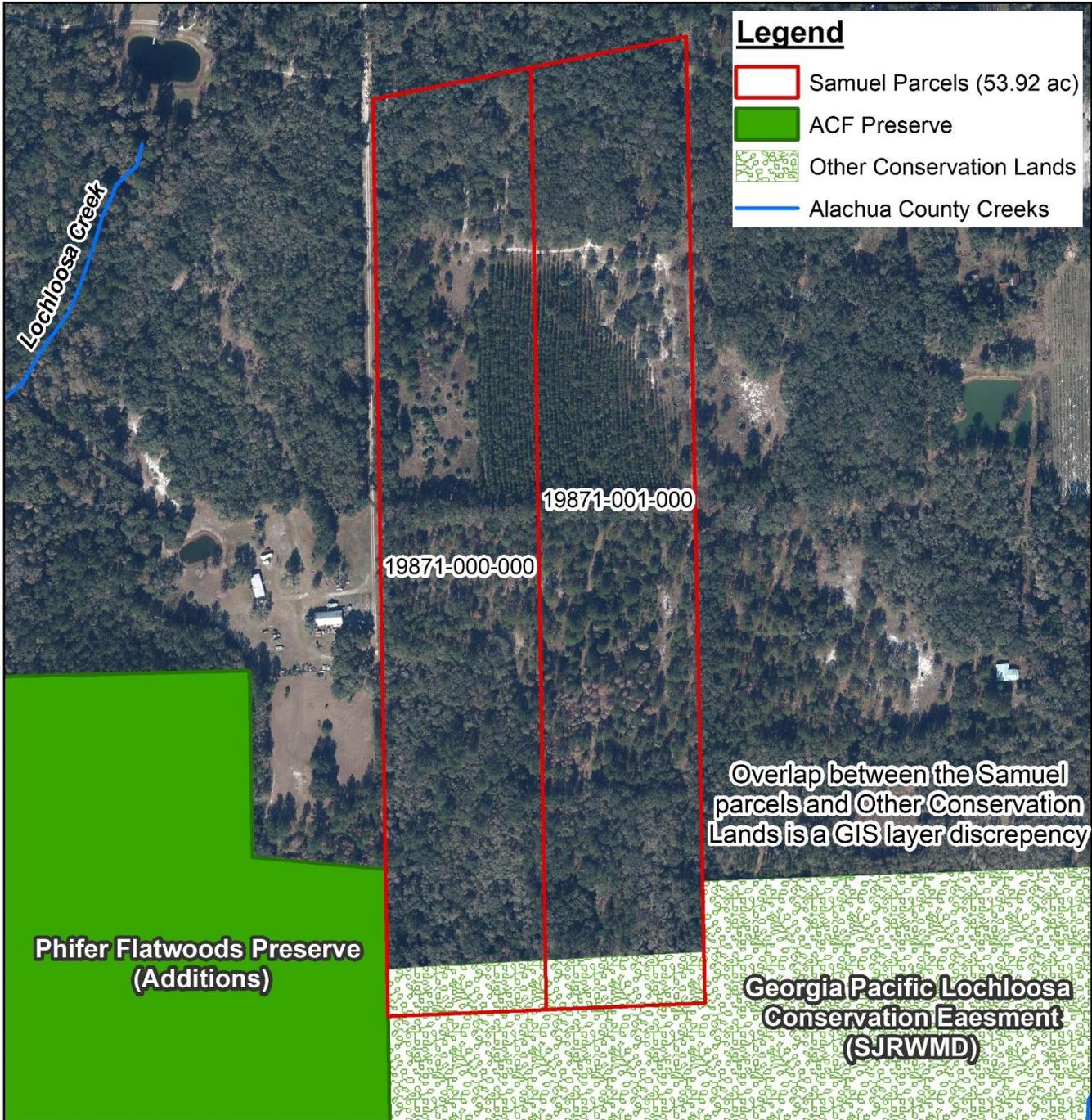
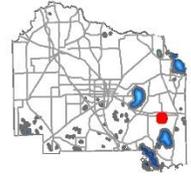
- Samuel Parcels (53.92 ac)
- ACF Active Acquisition List
- ACF Preserve
- Conservation Easement
- Conservation Lands
- ACF Project Areas
- Lakes
- Creeks



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Lochloosa Creek Flatwoods - Samuel Parcel Map



0 250 500 1,000 Feet

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