

**Lochloosa Creek Flatwoods
Lakes of Hawthorne LLC
12/5/2024**

Project Score		Buildings/ Structures	
5.60 of 10.00		2 on ACPA, 3 on site - house, shed, barn	
Inspection Date		Just Value	Just Value Per Acre
11/6/2024		\$467,800.00	\$2,323.66
Size (Total, ACPA)		Total Value (Just, Misc, Bldg)	Total Value Per Acre
201.32 acres		\$627,466.00	\$3,116.75
Parcel Number	Acreage (ACPA)	Acquisition Type	
19919-000-000	2.11	Fee Simple	
19503-000-000	128.21	Natural Community	Condition
19952-000-000	71	Blackwater Stream	Good
Archaeological Sites		Bottomland Forest	Good
0 recorded on site, 4 in 1 mile		Mesic Hammock	Good to Fair
Bald Eagle Nests		Classic Upland Lake	Good
0 on site, 2 in one mile		Floodplain Marsh	Good
Section-Township-Range		Depression Marsh	Good to Fair
35-10-22		Other	Condition
36-10-22		Improved Pasture	
		Successional Hardwoods	
REPA Score	N/A of 9.44 (Approx. 0.1 miles SW of Lochloosa Creek Flatwoods ACF Project Area)		
KBN Score	N/A of 47 projects (Approx. 0.5 miles S of Little Orange Creek)		
Outstanding FL Waters	N/A		

Overall Description:

The Lakes of Hawthorne LLC property is in the southeastern portion of Alachua County, on the western border of Little Orange Lake, southeast of the town of Hawthorne. It's approximately 0.5 miles south of the Little Orange Creek strategic ecosystem and approximately one-tenth of a mile southwest of Lochloosa Creek Flatwoods ACF project area, but none of the property is currently within a strategic ecosystem or an ACF project area. It also borders lands desired for conservation to create the projected Florida Wildlife Corridor running through the eastern portion of the county along Holden Park Road. The 201.32-acre property consists of 3 parcels under a single ownership and has been nominated as a fee simple acquisition. It has approximately 4,503 feet of road frontage along Holden Park Road. Elevations on the property range from 140 feet on the northern boundary to 92 feet on the southern boundary. The natural communities present on the property include classic upland lake, floodplain marsh, mesic hammock, depression marsh, blackwater stream and bottomland forest with two other communities of improved pasture and successional hardwoods.

The classic upland lake (Little Orange Lake) is in the southeastern portion of the property and is in good condition. The floodplain marsh between the lake and mesic hammock is in good condition. It

mainly contains willow shrubs with maidencane, buttonbush, and various other wetland species. There are two depression marshes, that are in good to fair condition, in the southern portion of the property that are overgrown with buttonbush and dahoon holly and are surrounded by dense canopy mesic hammock. The mesic hammock in good to fair condition with a canopy of live and laurel oaks, scattered slash and loblolly pine, magnolia, sabal palms, sweetgum and holly. The understory consists of saw palmetto, winged sumac, pokeweed, grapevines, hogplum, and more. The blackwater stream is along the eastern boundary of the property and is in good condition. The bottomland forest is in good condition and consists of an overstory of pignut hickory, red maple, scattered slash pine and swamp tupelo. The mid-story is becoming encroached by successional oaks and sweet gum. The understory is comprised of scattered cabbage palm, fern and grasses. Most of the upland portions of the property were clearcut around 2010 and never replanted. The clearcuts have now regenerated into successional hardwood forest consisting primarily of laurel and water oaks and sweet gum with volunteer loblolly recruitment.

Most of the acreage visited during the site visit contains 51-75% coverage of Caesar's weed. There are multiple large patches of cogon grass, natal grass and at least one large area of extensive tuberous sword fern. Other scattered invasive plants present include camphor tree, mimosa tree, hairy indigo, sweet tangle head, coral ardisia, Japanese climbing fern, showy rattlebox, and centipede grass.

Infrastructure on the property includes two powerline rights-of-ways, a house, barn, shed and several hunting stands and feeders. At the time of the site visit, the property appears to be actively hunted. Wildlife observations included deer, turkey, active gopher tortoise burrows, Eastern phoebe, turkey vulture, American crow and coyote scat.

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 parcels are currently owned by Lakes of Hawthorne LLC and have a Future Land Use of Residential Moderate Density and Rural Agriculture. Under the current land use designation, the property could be developed for single-family use. Lands in agricultural areas are intended to provide for areas primarily consisting of agricultural and residential uses consistent with the City of Hawthorne's comprehensive plan.

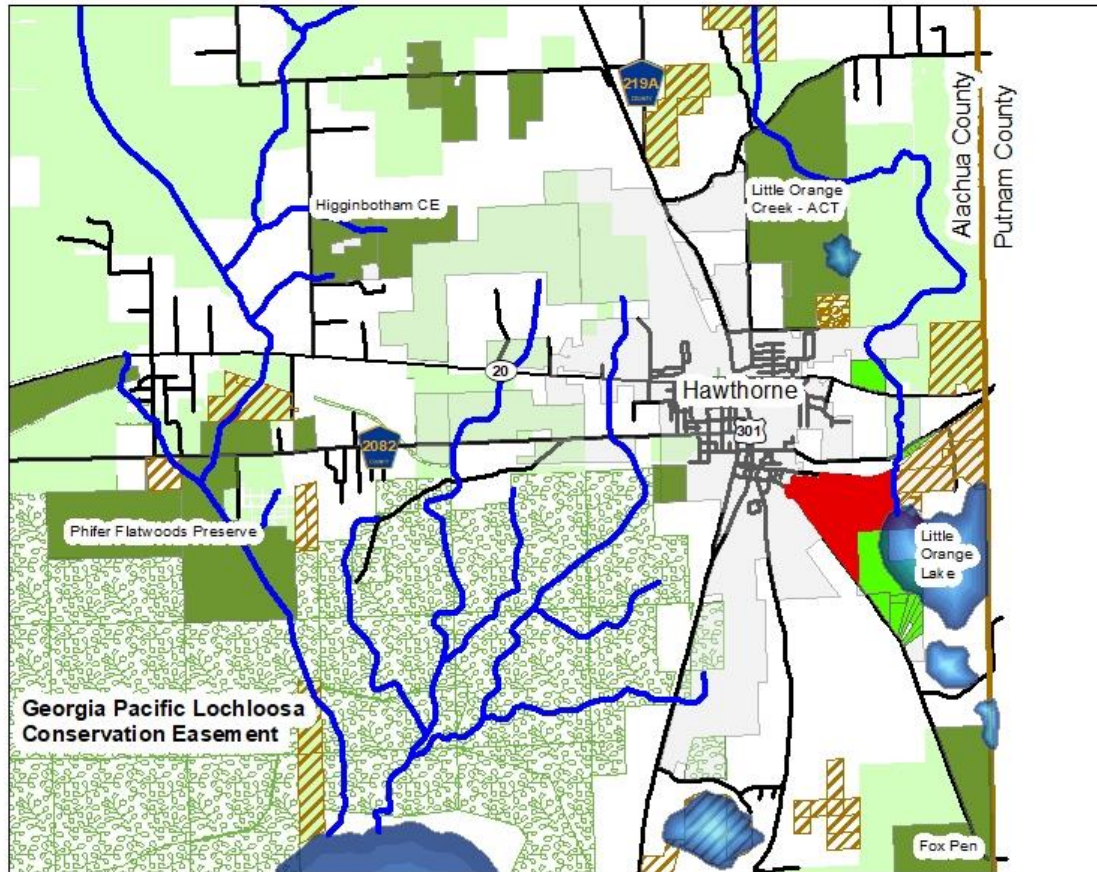
There are wetlands and associated buffers onsite that would be protected by the Countywide Wetlands Protection Code. The wetlands would be protected from development along with the 75-ft average 50-ft minimum wetland buffer. Accordingly. In addition, there are FEMA flood zones on the property designated as Zone A with no base flood elevation. The floodplains, wetlands, and wetlands buffers generally overlap within the same areas of the property. As mapped, these features make up approximately 89.15 acres with the wetland buffers encompassing the flood zones.

The current zoning and future land use indicate this property is developable. Just under half the land is protected from development due to the presence of wetlands and associated natural resources. The remote location, limited infrastructure, and associated higher construction costs may also diminish the potential for development activities.

REPA - Lochloosa Creek Flatwoods - Lakes of Hawthorne LLC - 12/5/2024					
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;		3		
	B. Whether the property serves an important groundwater recharge function;		3		
	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;		3		
	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;		4		
	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;		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.		1		
(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			2.90	
	RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE	1.333			3.87
(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);		2		
	B. Whether this management can be completed in a cost-effective manner.		2		
(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			2.60	
	RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE	0.667			1.73
	TOTAL SCORE				5.60

I:\Land Conservation\Land Conservation Matrix\Lochloosa Creek Flatwoods\LCR site specific evaluations\Lakes of Hawthorne LLC Prepared by Mike Nelson, November 22, 2024

Lochloosa Creek Flatwoods - Lakes of Hawthorne LLC Location Map



Legend

- Lakes_of_Hawthorne_LLC
 - ACF Preserve
 - Conservation Lands
 - ACF Project Areas
 - Alachua County Creeks
 - Lakes
 - CountyBoundary
- Status**
- ELIGIBILITY POOL
 - ACTIVE ACQUISITION
- Municipality Name**
- HAWTHORNE

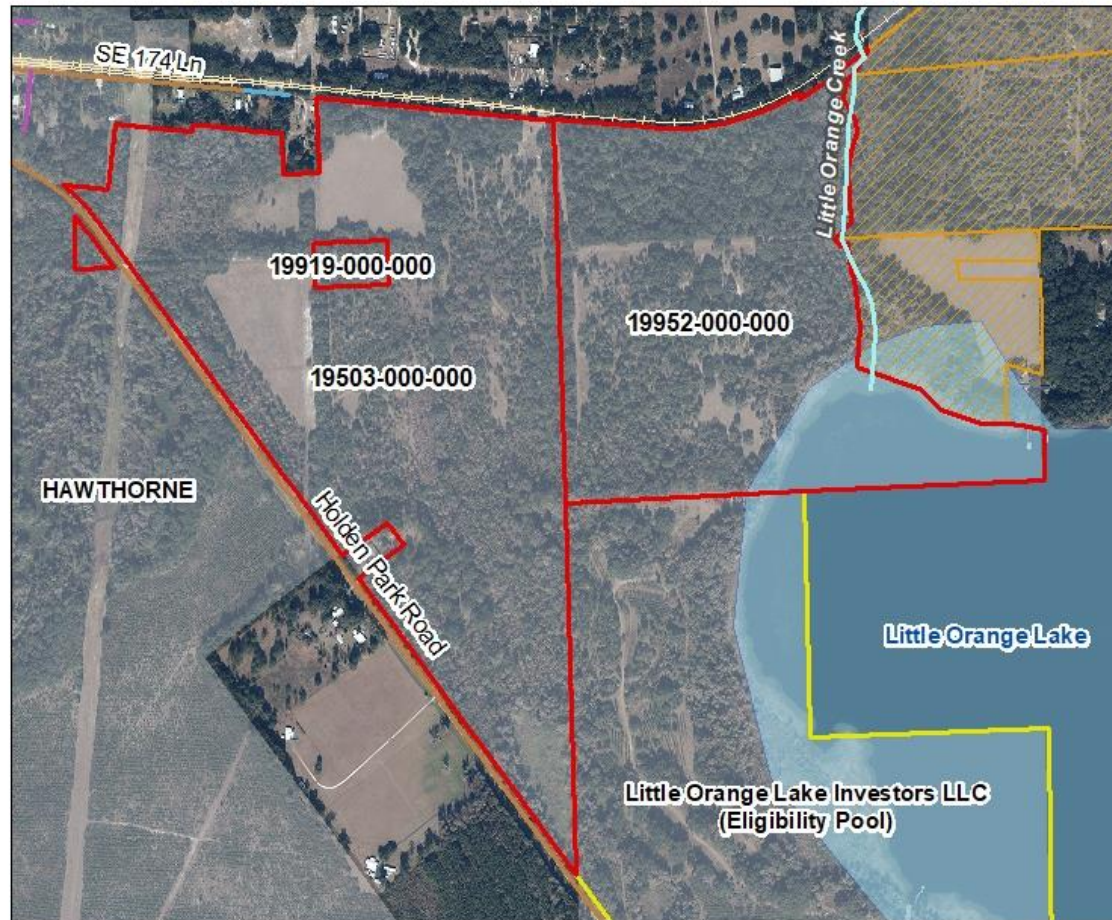


0 0.5 1 2 3 4 Miles

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.

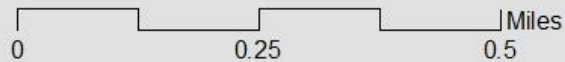


Lochloosa Creek Flatwoods - Lakes of Hawthorne LLC Parcel Map



Legend

- Lakes of Hawthorne LLC (201.32 ac)
- Little Orange Lake Investors LLC (~177 ac)
- Municipal Boundaries
- Alachua County Creeks
- Lakes
- ACF Status**
- ACTIVE ACQUISITION
- Roadway Classification**
- Municipal Jurisdiction
- Private, Unincorporated
- Public, County Maintained
- Railroad



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