

Lochloosa Creek Flatwoods			
Little Orange Lake Investors LLC			
8/22/2024			
Project Score		Buildings	
5.80 of 10.00		2 on ACPA, 1 on site (SOH MISC)	
Inspection Date		Just Value	Just Value Per Acre
8/12/2024		\$1,310,030	\$7,469
Size		Total Value (Just, Misc, Bldg.)	Total Value Per Acre
177.64		\$1,349,319	\$7,693
Parcel Number	Acreage	Acquisition Type	
19954-000-000	113.72	Fee Simple	
19960-001-000	13.58	Natural Community	Condition
19959-000-000	12.84	Classic Upland Lake	Good
19959-003-000	4.44	Floodplain Marsh	Good
19959-004-000	6.88	Depression Marsh	Fair
19959-005-001	5.47	Mesic Hammock	Good
19959-006-000	6.83	Other	
19959-007-000	6.72	Site Conversion Pine Plantation	
19959-008-000	4.91	Old Field	
Section-Township-Range		Archaeological Sites	
35-10S-22E		1 recorded on site, 1 in 1 mile	
36-10S-22E		Bald Eagle Nests	
1-11S-22E		0 on site, 0 in one mile	
REPA Score		N/A of 9.44 (~0.5 mi to Lochloosa Creek Flatwoods - ACF Project Area)	
KBN Score		N/A of 47 projects (~0.74 mi to East Lochloosa Forest)	
Outstanding Florida Waters		N/A	

**Overall Description:**

The Little Orange Lake Investors LLC property is in the southeastern portion of Alachua County, on the western border of Little Orange Lake, just southeast of the town of Hawthorne. It's ¾ mile north of the East Lochloosa Forest strategic ecosystem and ½ mile south of Lochloosa Creek Flatwoods ACF project area, but none of the property is currently within a strategic ecosystem or an ACF project area. It is also adjacent to the projected Florida Wildlife Corridor boundary that runs through the eastern portion of the county along Holden Road. The 177.64-acre property consists of 9 parcels under a single ownership and has been nominated as a fee simple acquisition. It has approximately 3,100 ft of road frontage along Holden Park Road. The property is currently for sale but not listed. There's a single parcel excluded from this nomination amid the southern parcels that is an inholding under another ownership. The natural communities present on the property include classic upland lake,

floodplain marsh, depression marsh, and mesic hammock with two other communities of site conversion pine plantation and old field.

The classic upland lake (Little Orange Lake) takes up the northeastern portion of the property. It can be accessed by a 140 ft dock and from a paved boat ramp. 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's a one-acre depression marsh in the southern portion of the property that is overgrown with buttonbush and dahoon holly and is surrounded by dense canopy mesic hammock. About half of the upland area of the property is mesic hammock in good condition with a canopy of live and laurel oaks, magnolia, sabal palms, sweetgum, and holly and an understory of saw palmetto, winged sumac, pokeweed, vines, hogplum, and more. Scattered site conversion pine plantation and old field make up the rest of the upland areas in the northern portion. The plantations have approximately 12-year-old slash pines with an open understory. This northern area was historically cleared for pine plantation and more recently used as a 9-hole golf course. This area also contains a prehistoric campsite listed in the Florida Master Site File, and there is another archeological site within ½ a mile to the east.

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 and at least one large area of extensive air potato. Other scattered invasive plants present include Peruvian primrose willow, hairy indigo, tuberous sword fern, showy rattlebox, and crepe myrtle.

Infrastructure on the site includes ¼ mile of paved road from Holden Road leading to a parking area with a turnaround loop that continues to the boat ramp. Along the southern end of this road are multiple remnant RV electrical hookups, a powerline, and two areas with PVC plumbing coming up from the ground that could possibly connect to an extensive network historically used for watering the golf course. Along the east side of the road that continues to the boat ramp there's an electrical meter box and a buried fiber optic cable. Just south of the parking area, there's a large plastic paneled building with steel H-beam framework with some solid waste scattered around it. There's another powerline within the property along the western portion of the inholding property in the southern area.

Wildlife observations included deer tracks 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 Little Orange Lake Investors LLC and have a Future Land Use of Residential Moderate Density and Rural Agriculture. Under the current land use and zoning, the property could be developed for single-family use with a minimum lot size of 5 acres and a width of 175 ft. 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.

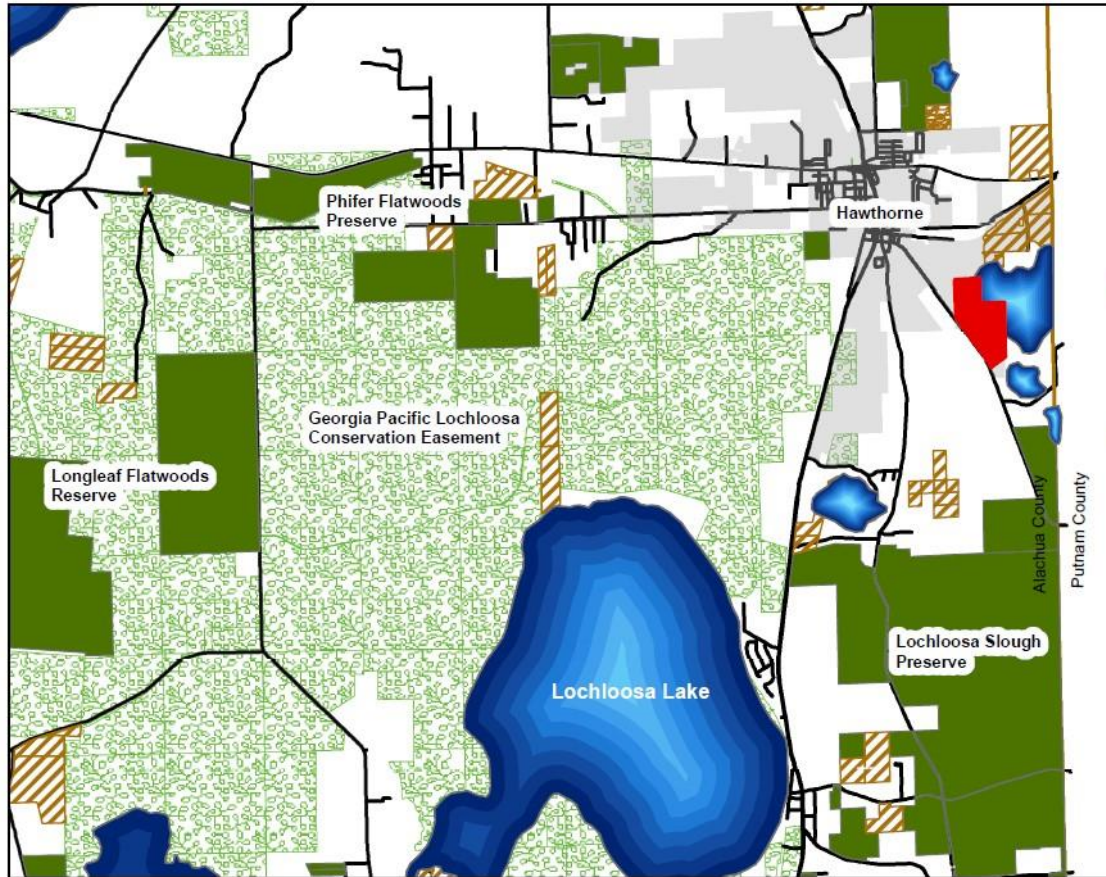
There are surface waters, wetlands and associated buffers onsite that would be protected by the Countywide Wetlands Protection Code. As mapped, these features make up approximately 136 acres, although the actual protected acreage is likely lower based on EPD Natural Resource staff knowledge of the site. Most of the uplands on the property were previously developed as a golf course which has been abandoned.

The current zoning and future land use indicate this property is developable, however, roughly half the land is protected from development due to the presence of wetlands. The remote location, limited infrastructure, and associated higher construction costs may also diminish the potential for development activities. However, there may be increased interest due to the presence of existing infrastructure from historic development, as well as its location on a lake and public road.

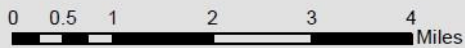
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CATEGORY	Criterion	WEIGHTING	Enter Criteria Value Based on Site Inspection	Average Criteria Score	Average Criteria Score Multiplied by Relative Importance
(I-1) PROTECTION OF WATER RESOURCES	A. Whether the property has geologic/hydrologic conditions that would easily enable contamination of vulnerable aquifers that have value as drinking water sources;		3		
	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;		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;		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;		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;		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;		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.		1		
(I-4) SOCIAL AND HUMAN VALUES	A. Whether the property offers opportunities for compatible resource-based recreation, if appropriate;		5		
	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		
	<b>AVERAGE FOR ENVIRONMENTAL AND HUMAN VALUES</b>			2.95	
	<b>RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE</b>	1.333			3.93
(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.		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;		4		
	B. Whether the overall resource values justifies the potential cost of acquisition;		2		
	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		
	<b>AVERAGE FOR ACQUISITION AND MANAGEMENT VALUES</b>			2.80	
	<b>RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE</b>	0.667			1.87
	<b>TOTAL SCORE</b>				<b>5.80</b>

I:\Land Conservation\Land Conservation Matrix\Lochloosa Creek Flatwoods\LCR site specific evaluations\Little Orange Lake Investors Prepared by Cory Gillis, August 22<sup>nd</sup>, 2024

# Little Orange Lake Investors LLC Location Map



- Legend**
- LittleOrangeLakeInvestorsLLC\_Parcel
  - Lakes
- Status**
- ACTIVE ACQUISITION
  - ACF Preserve
  - CountyBoundary
  - Municipal Boundaries
  - Conservation Lands

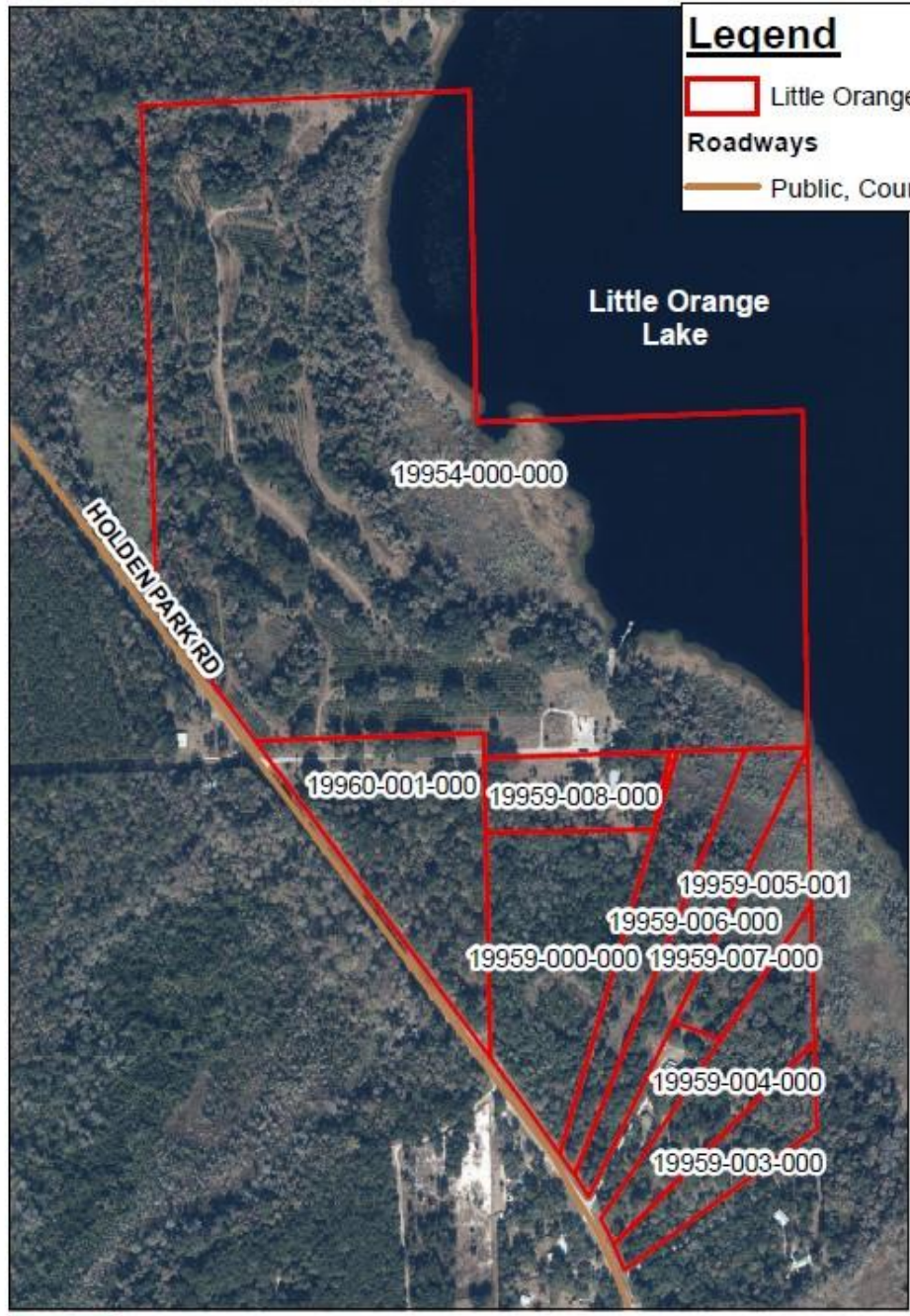


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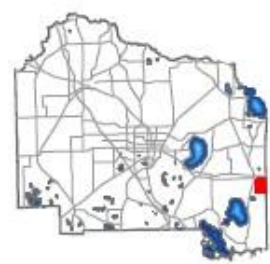


# Lochloosa Creek Flatwoods Little Orange Lake Investors LLC Parcel Map



**Legend**

- Little Orange Lake Investors (177.64 ac)
- Roadways**
- Public, County Maintained



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