

**Lochloosa Forest - Levy Prairie
Connector Wood, Ashley and Sara-Nett
5/23/2024**

Project Score		Buildings	
5.27 of 10.00		4 on ACPA, 4 on site (<i>House, Historic house, Polebarn, Shed</i>)	
Inspection Date		Just Value	Just Value Per Acre
4/30/2024		\$183,940	\$4,423
Size (Aces)		Total Value (Just, Misc, Bldg)	Total Value Per Acre
41.59		\$558,303	\$13,424
Parcel Number	Acreage (ACPA)	Acquisition Type	
18354-016-000	29.95	Conservation Easement	
18354-025-000	9.36	Natural Community	Condition
18354-016-003	2.28	Upland Mixed Woodland	Fair- Poor
		Other	Condition
		Improved Pasture	
		Borrow Pit	
Section-Township-Range		Archaeological Sites	
32-11-21		2 recorded on site, 4 in 1 mile	
		Bald Eagle Nests	
		0 on site, 4 in one mile	

REPA Score 8.18 of 9.44 (Lochloosa Forest-Levy Prairie Connector - ACF Project Area)
KBN Score N/A - Not in a Strategic Ecosystem
Outstanding Florida Waters Orange Lake - within 0.5 miles

Wood, Ashley and Sara-Nett – 2024 Update to the 2005 Evaluation

The Ashley Wood and Jane Wood properties (now the Wood, Ashley and Sara-Nett property) were originally presented to LCB on October 27, 2005. At the time, no properties were conserved in the vicinity, but the connecting parcels to the NW were being pursued as part of Conservation Trust for Florida’s expansion boundary. The LCB chose to table discussion until the larger project could be discussed.

UPDATES: In July 2008, the County acquired the 136-acre Wood Conservation Easement (same family, different family member) which is adjacent to the nominated property, east of SE CR 225. Since 2005, Ashley Wood purchased the 2.28-acre parcel from Jane Wood, so the total project is now 41.59 acres under one ownership. Staff met with the landowner on April 30, 2024 and determined that conditions onsite remain largely unchanged from the 2005 evaluation. The property is a Century Pioneer Family Farm recognized by the Florida Department of Agriculture for families who have maintained at least 100 years of continuous family farm ownership. The majority of the property is improved pasture that is being used for cattle grazing, which the landowner wishes to retain with a conservation easement. The upland mixed forest remains in fair-poor condition, but it does still have some tree diversity including red oak, pignut

hickory, and mockernut hickory. The landowner would love to be able to retain and regenerate the hardwood diversity.

Control of invasive species is still a challenge on this property, but the landowner is actively working to manage things to the best of his ability. Species observed during the site visit include camphor tree, tropical soda apple, Caesar weed, cat's claw vine, and golden raintree. There are four bald eagle nests within one mile of the property. There used to be an eagle nest onsite, but the nest tree fell several years ago, and the eagles have relocated to the adjacent land. There is one osprey nest in the old windmill by the historic home, and the landowner regularly observes sandhill cranes on the property.

Additional details can be found in the 2005 evaluation attached.

DEVELOPMENT POTENTIAL (2024):

This development analysis is based on limited desktop review and is founded upon current County Land Development Regulations and Comprehensive Plan policies. The scenarios are oversimplified and meant only to convey a general sense of the potential of development intensity that is possible based on land use and zoning conditions.

The parcels 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.

Based on a desktop review and cursory site visit, it appears any wetlands onsite are small/poor quality and therefore not likely to limit development. There are approximately 7 acres of forested habitat in the northeastern portion of the property that may be considered significant habitat and therefore subject to preservation under Article III, Chapter 406, ULDC.

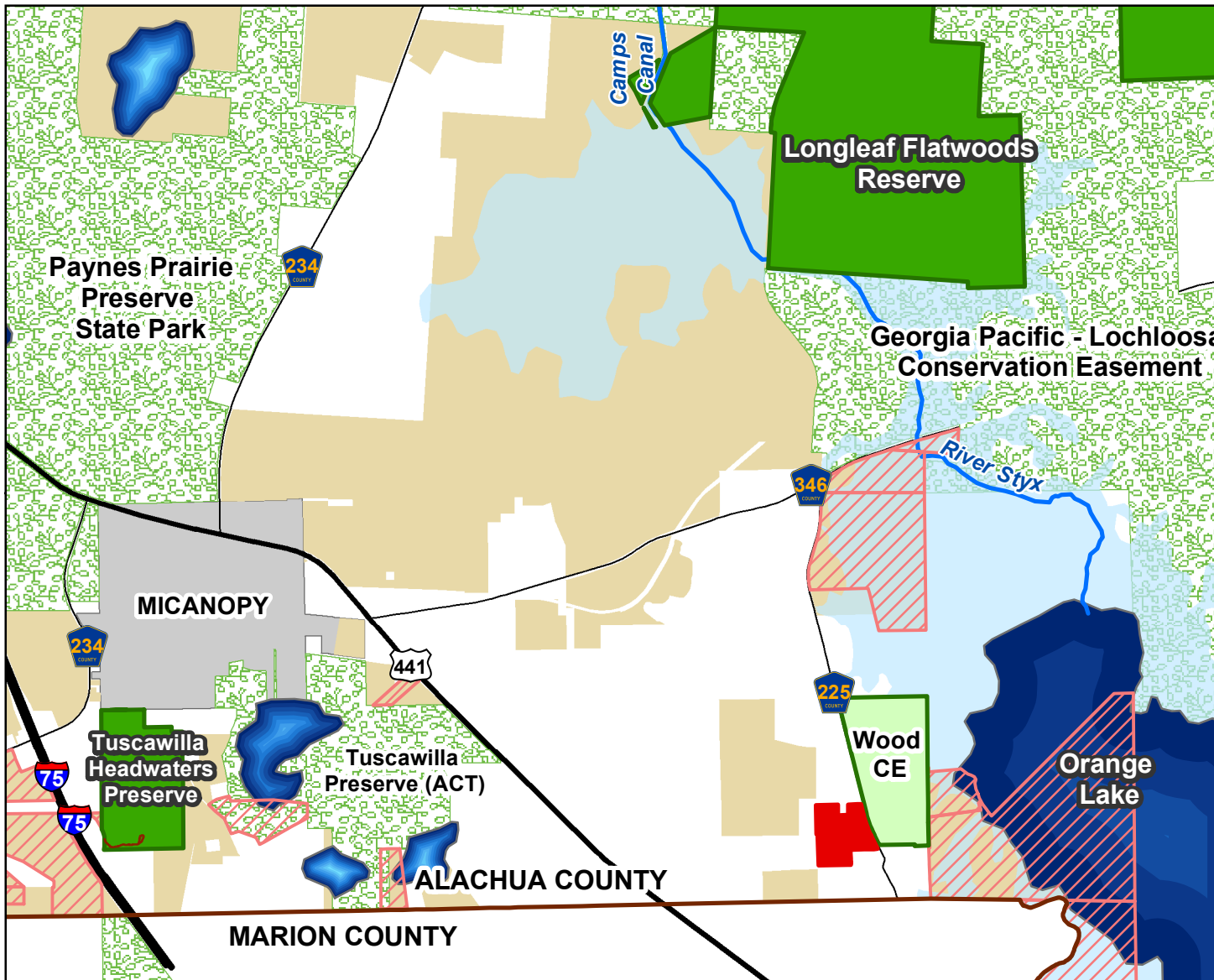
The forested habitat may slightly reduce the number of maximum dwelling units and limited infrastructure may also diminish the potential for density. However, the extensive upland pasture and limited regulated natural resources onsite do not offer much protection from development.

** Matrix scoring updates are in red. The entire original scoring matrix was not reassessed. The only scores that were updated are related to changes in landscape context, potential for partnership funding, and current development scenarios.

UPDATE - Lochloosa Forest- Levy Prairie Connector - Wood, Ashley and Sara-Nett - 5/23/2024					
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;		5		
	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;		1		
	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;		2		
	H. Whether the property is relatively free from internal fragmentation from roads, power lines, and other features that create barriers and edge effects.		2		
(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;		1		
	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;		1		
	D. Whether the property serves as a special wildlife migration or aggregation site for activities such as breeding, roosting, colonial nesting, or over-wintering;		1		
	E. Whether the property offers high vegetation quality and species diversity;		2		
	F. Whether the property has low incidence of non-native invasive species.		2		
(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.		5		
	AVERAGE FOR ENVIRONMENTAL AND HUMAN VALUES			2.25	
	RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE	1.333			3.00
(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;		3		
	B. Whether the overall resource values justifies the potential cost of acquisition;		3		
	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				5.27
NOTES					2005 Score: 5.00
	General Criteria Scoring Guidelines				
	1 = Least beneficial, 2 = Less Beneficial than Average, 3 = Average, 4 = More Beneficial than Average, 5 = Most Beneficial				

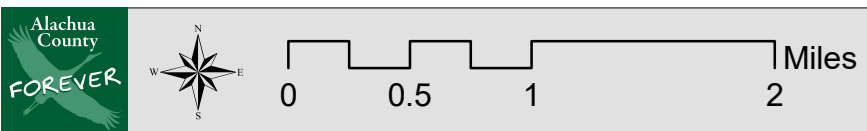
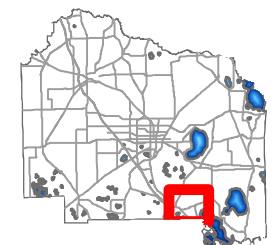


Lochloosa Connector - Wood, Ashley and Sara-Nett Location Map



Legend

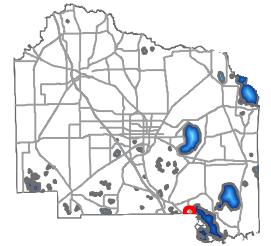
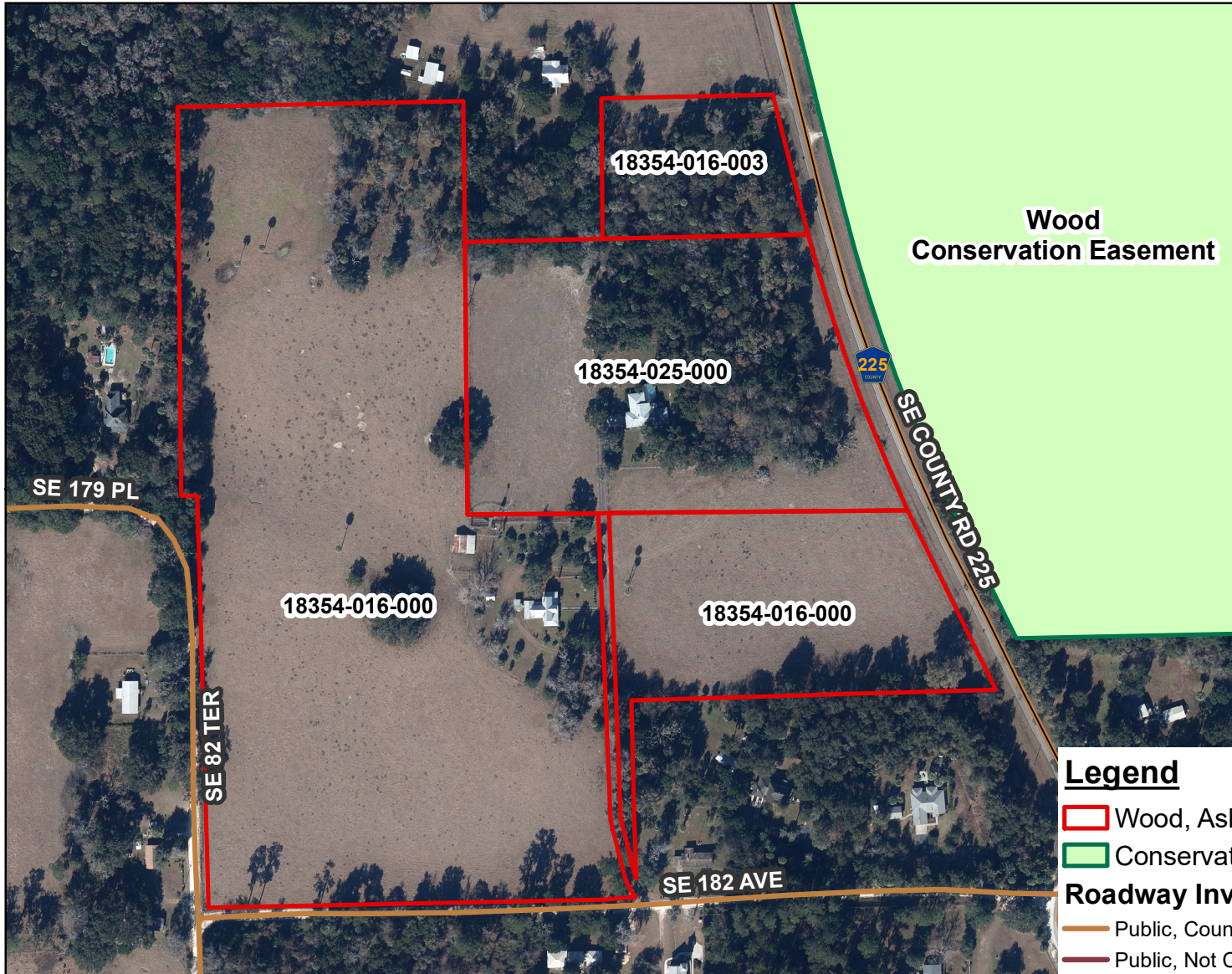
- Wood Ashley & Sara-Nett Parcels (41.5 ac)
 - ACF Preserve
 - Conservation Easement
 - Partner Conservation Lands
 - Lakes
 - Orange Lake - Outstanding FL Waters
 - ACF Projects
 - CountyBoundary
- ACF Nominations Status**
- ACTIVE ACQUISITION



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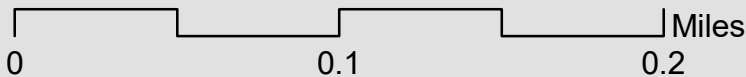


Lochloosa Forest Connector - Wood, Ashley and Sara-Nett Parcel Map



Legend

- Wood, Ashley & Sara-Nett Parcels (41.5 ac)
 - Conservation Easement
- Roadway Inventory**
- Public, County Maintained
 - Public, Not County Maintained



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Lochloosa Forest – Levy Prairie Connector
Ashley Wood
9/21/05

Inspection Date: August 24, 2005
Parcel Numbers: 18354-025-000 (9.36 ac), 18354-016-000 (29.95 ac)
S-T-R: 32-11-21
Size: 39.31 acres
Buildings: 2 (Wood residence and 1880's historical house)
Just Value: \$176,000 or \$4,477/acre
Total Value: \$380,000 or \$9,667/acre
Project Score: 5.00 out of 10
REPA Score: 8.18 out of 10

Overall Description:

The 39.31-acre Ashley Wood property lies within the Lochloosa Forest-Levy Prairie Connector (LOC) project. It is located in southeast Alachua County, southeast of the city of Micanopy and west of Orange Lake in the town of Evinston, on the west side of CR 225 (Map1). CR 225 is a designated scenic road that offers vistas of the lake and surrounding countryside. The property is composed of two tax parcels, both of which are owned and nominated by Mr. Ashley Wood, who has indicated his interest in negotiating a conservation easement on the property.

The Lochloosa Forest-Levy Prairie Connector (LOC) project scored 8.18 out of 9.44 on the Rapid Ecological Project Assessment (REPA) and is the second-highest ranked project to date. The Ashley Wood property is across CR 225 from the Wood property (evaluated by ACF), which is adjacent to the Lochloosa Wildlife Conservation Area (LWCA) and Orange Lake.

The Ashley Wood property consists of approximately twenty-five acres of improved pasture and approximately nine acres of upland mixed forest, with the remaining approximately five acres containing a depressional wetland feature, a small borrow pit with standing water at the time of the site visit, a historical 1885 house, and the owner's residence. The owner stated that there are often several sandhill cranes foraging in the pasture area between the historical house and CR 225, occasionally up to 30 individuals. The Ashley Wood property was not evaluated as part of the Alachua County Ecological Inventory Project (KBN Study).

The Ashley Wood property falls within the Orange Creek Basin Surface Water Improvement and Management (SWIM) plan. The SWIM designation calls for Water Management Districts to prioritize water bodies for protection and restoration and to implement plans for meeting these goals. The SWIM report states, "Most of the major urban streams and lakes in central and southern Alachua County are listed on the Florida Department of Environmental Protection's 2002 list of impaired water bodies. These include... Orange Lake." It continues, "Monitoring data... shows continual declines in water quality in Gainesville urban streams, their receiving water bodies, and the large lakes in the basin." Preservation of the Ashley Wood property would assist in meeting the goals of the Orange Creek Basin SWIM plan by protecting the uplands in the Orange Creek watershed from further impacts.

Natural Communities:

Upland Mixed Forest	Fair – Poor
Depressional wetland feature	Fair

Other:

Improved pasture
1880's house
Wood residence
Small borrow pit with standing water

Key Species:

The Ashley Wood property contains habitats that were deemed potentially significant for five animal species modeled by the Florida Fish and Wildlife Conservation Commission (FWC): bald eagle, indigo snake, northern yellow bat, osprey, and the endemic central Florida crowned snake.

FWC 2002 data indicate 22 bald eagle nests within a 5-mile radius of the Ashley Wood property. A nest and FNAI bald eagle element occurrence are located one third of a mile from the property. Staff observed an eagle nest on the property line that was not included in the FWC 2002 data; Mr. Ashley Wood stated that he saw eagles using this nest in spring 2005. The cluster of bald eagle nests around Orange, Newnan's, and Lochloosa Lakes has been apparent for the last twenty years and is one of the densest populations in the state of Florida (personal communication Steve Nesbitt, FWC).

The owner stated that there are often several sandhill cranes foraging in the pasture area between the historical house and CR 225, occasionally up to 30 individuals.

Key Features:

This property mainly consists of improved pasture (approximately 64%) and upland mixed forest (approximately 23%) with the remaining approximately 13% of the property containing a depressional wetland feature, a small borrow pit, a historical 1885 house, and the owner's residence.

The upland mixed forest is in fair to poor condition; this natural community has sustained some damage to the understory from cattle. The damage ranges from very little remaining understory in the poor quality areas to moderate amounts of understory and shrubs in the fair areas. The upland mixed forest connects to the upland mixed forest on the Jane Wood ACF Project property.

The wetlands on the property included a very small depressional wetland feature dominated by *Polygonum sp.* located in an area of improved pasture on the west side of the property and a small borrow pit with standing water at the time of the site visit located near CR 225 on the east side of the property.

Management:

Exotic control is the main management challenge on this property. Air potato, chinaberry, mimosa, camphor tree, golden rain tree, and Caesar weed were observed by staff. These invasive exotic species need to be treated, and regular invasive exotic plant control activity should be implemented on the property.

In addition to the invasive exotics observed on the property, staff also observed very severe invasive exotic infestations on neighboring properties, especially air potato.

The understory of the upland mixed forest has sustained some damage from cattle; if a conservation easement is negotiated, exclusion of the cattle from this area would aid in understory regeneration and increase the quality of this natural community. Staff discussed this issue with the owner at the time of the site visit, and he may be amenable to excluding cattle from this area.

Recreation:

As the owner has indicated an interest in a conservation easement, and intends to continue living and grazing cattle on the property, it is unlikely that recreational opportunities will be available on the site. However, protecting this property would help preserve the scenic value along CR 225, which is a state-designated scenic road.

Parcel Data:

<u>Parcel</u>	<u>Acreage</u>	<u>Just Value</u>	<u>Total Value</u>
18354-025-000	9.36	\$56,200	\$186,800
18354-016-000	29.95	\$119,800	\$193,200

The total 2005 Alachua County Property Appraiser's (ACPA) just or land value for the property is \$176,000 or \$4,477 per acre. The total value (Just, Building, Miscellaneous) is \$380,000 or \$9,667 an acre. These figures are for comparative purposes between nominated properties and are not necessarily an accurate reflection of the true cost of the property if acquired by the ACF program. There are two buildings listed by ACPA on the property.

Currently, this area is increasing in development pressure associated with Micanopy and the town of Evinston. Within approximately one mile of this site there are numerous smaller residential parcels and rural large-lot subdivisions.

The parcels have development potential for additional single-family detached (including manufactured or mobile home) residential use. Two residential structures currently exist on the property. Zoning currently allows for a residential density of one unit per five acres except for a small sliver of land approximately ½ acres in size that is zoned R-1A (1-4 units per acre). Under the current zoning, the project area could potentially be split up into five acre lots. There appears to be no natural features on the site that would significantly constrain development potential within the project area. A historic 1885 structure, known as the Evins-Wood House, located on parcel 18354-016-000 is eligible for local and national registry of significant sites. The project area has direct access to a county road (CR 225).

The development review is based on a limited desk-top review and relates to only the current Land Development Regulations, as well as policies in the updated 2002 Comprehensive Plan, which went into effect May 2005.

Other:

The historic 1885 Evins-Wood House is located on the Ashley Wood property. The house can be seen from CR 225, a designated scenic road, and people often stop along the road to photograph the house. From the house there is a beautiful scenic vista of Orange Lake across the pastureland on the Ashley Wood and Wood properties. Mr. Ashley Wood is in the process of restoring this house.

There are six archeological sites within approximately one mile of the Ashley Wood property listed on the Florida Master Site File maintained by the Division of Historical Resources. These include the Evingston [sic] Prehistoric burial mound from the St. Johns culture (700BC – 800 AD), habitations from prehistoric and Archaic (8500 BC – 1000BC) cultures, and artifact scatters from Archaic, Weeden Island (AD 450 – AD 1000), Alachua (AD 1250 – AD 1600), Deptford (700 BC – 300 BC), and first or second Spanish cultures.

Literature Cited:

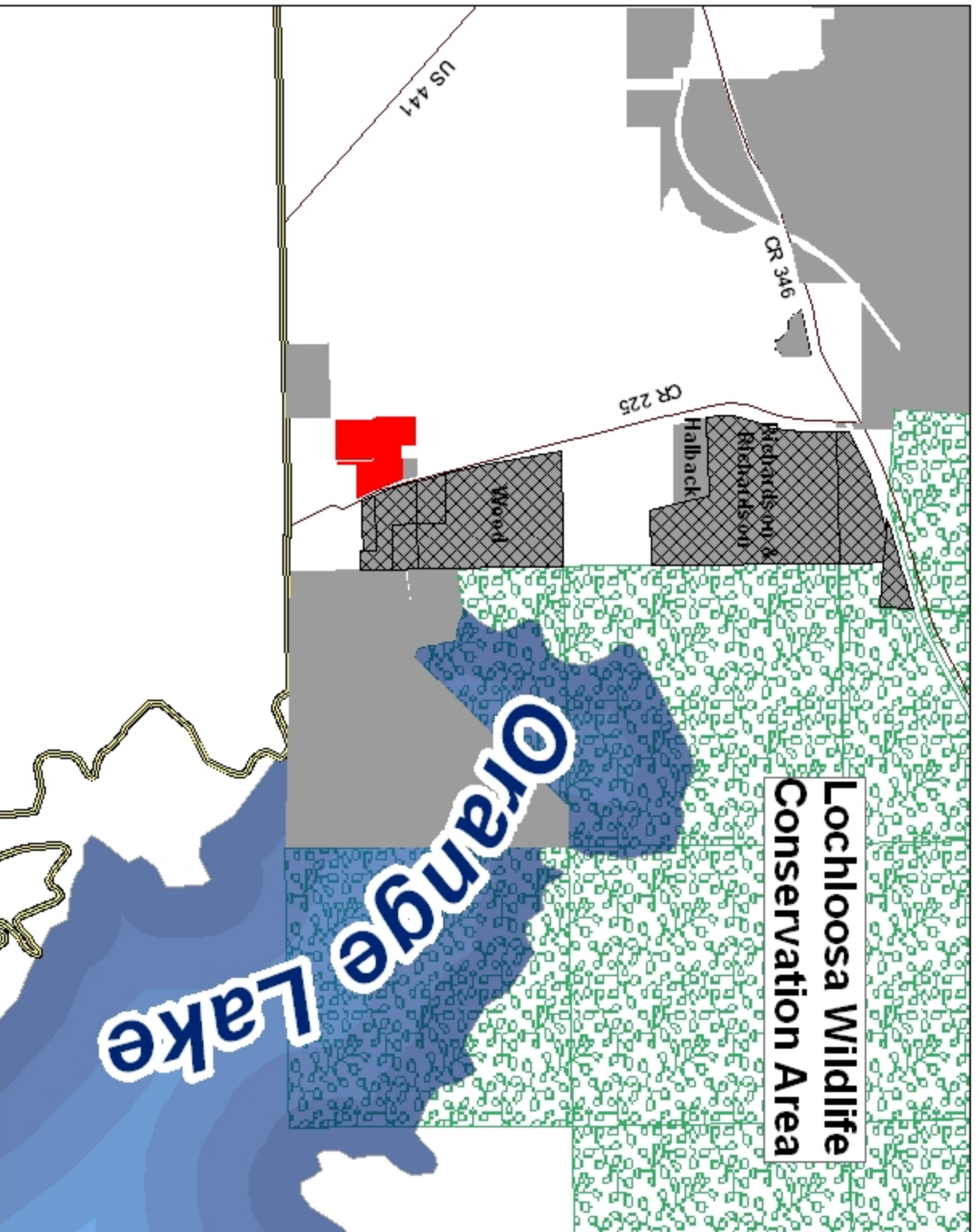
KBN, a Golder Associates Company. 1996. Alachua County Ecological Inventory Project.

Prepared for Alachua County Department of Growth Management, Gainesville, Florida.

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;		5		
	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;		1		
	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;		2		
	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;		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.		2		
(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;		1		
	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;		1		
	D. Whether the property serves as a special wildlife migration or aggregation site for activities such as breeding, roosting, colonial nesting, or over-wintering;		1		
	E. Whether the property offers high vegetation quality and species diversity;		2		
	F. Whether the property has low incidence of non-native invasive species.		2		
(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.		5		
(II-1) MANAGEMENT ISSUES	AVERAGE FOR ENVIRONMENTAL AND HUMAN VALUES				
	RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE				
	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);	1.3333			2.87
	B. Whether this management can be completed in a cost-effective manner.		3		
(II-2) ECONOMIC AND ACQUISITION ISSUES	AVERAGE FOR ACQUISITION AND MANAGEMENT VALUES				
	RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE				
	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;		3		
	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		4		
TOTAL SCORE		0.6667		3.20	2.13
TOTAL SCORE					5.00








Lochloosa Forest - Levy Prairie Connector Ashley Wood

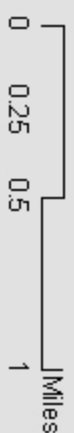
Map 1



**Lochloosa Wildlife
Conservation Area**

**Orange
Lake**

- Legend**
-  Ashley Wood
 -  Conservation Lands
 -  Lakes
 -  Major Roads
 -  County Boundary
 - ACF Projects:**
 -  Lochloosa Connector
 -  Active Acquisition



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Lochloosa Forest - Levy Prairie Connector Ashley Wood

Map 2

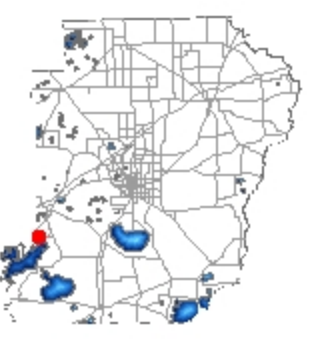


Legend

- Ashley Wood
- Roads
- Parcels

ACF Projects:

- Lochloosa Connector
- Active Acquisition



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