

Lochloosa Forest Connector			
Powell, Sanborn, and Sanborn			
12/5/2024			
Project Score		Buildings	
6.13 of 10.00		0 on ACPA, 0 on site	
Inspection Date		Just Value	Just Value Per Acre
11/22/2024		\$176,058	\$1,062
Size		Total Value (Just, Misc, Bldg)	Total Value Per Acre
165.84		\$176,058	\$1,062
Parcel Number	Acreage	Acquisition Type	
18326-000-000	165.84	Conservation Easement	
		Natural Community	Condition
		Hardwood Hammock	Fair
		Wet Prairie	Good
		Basin swamp	Good
		Other	Condition
		Improved Pasture	
Section-Township-Range		Archaeological Sites	
31-11-21		0 recorded on site, 16 in 1 mile	
		Bald Eagle Nests	
		0 on site, 1 in one mile	
REPA Score	Surrounded by Lochloosa Forest - Levy Prairie Connector Project Area (8.18 of 9.44)		
KBN Score	The property does not fall within a Strategic Ecosystem		
Outstanding Florida Waters	1 OFW -Orange Lake - within 1 mile to east		

The Powell, Sandborn Jr. and Sanborn III property is a 165.84 acre parcel owned by one family. The property was nominated to the ACF program by the family for consideration as a conservation easement. The property is zoned Agricultural, with a Future Land Use of Rural/Agricultural. The property has approximately 4,335 feet of road frontage on the county-maintained road, SE169th Avenue. The property is currently utilized as grazing land by the Richardson Brothers farm, and cattle pan is located on the southwest boundary as a part of that use.

The property falls primarily within the Orange Lake Reach watershed flowing eastward, but partially contributes to the Tuscawilla Lake watershed flowing west. The property also falls within the Orange Lake Basin Management Action Plan (BMAP) Area. The property consists of 22% wetland acreage (36 acres), and 78% upland acreage (129 acres). The primary wetland feature on the property is a portion of Fish Prairie, an over 350 acre wetland extending to the north and hydrologically connected to the outstanding waters of Orange Lake. Fish Prairie generally consists of an outer band of wet prairie surrounding a large central basin swamp. The wetland habitat associated with Fish Prairie is in very good condition, with high grass, sedge and forb species diversity in the wet prairie and appropriate native tree diversity in the basin swamp habitat.

Uplands on the property are a mixture of grazed pasture (approximately 72 acres) and mesic hardwood hammock (approximately 57 acres) primarily located between the pasture areas and

buffering the edge of Fish Prairie. One 12-acre area of mesic hammock on the southeastern side of the property showed no evidence of past clearing. The mesic hammock retain good groundcover diversity, and is dominated by large old live oaks in the overstory, but also retains other hardwood species diversity in the midstory and overstory typical of mesic hardwood hammock. Topography onsite ranges from a high of 116 ft along SE 169th Ave to a low of 60 feet in the edge of Fish Prairie.

Historic aerials dating back to 1938 indicate that the property has been cleared and utilized for agriculture since before that time. The landowners would like to continue grazing cattle and harvesting hay on the property into the future, while protecting the Fish Prairie wetland and buffer hardwood habitat.

Several bird species were observed during the site evaluation, including Florida sandhill cranes, great blue heron, white ibis, black vulture, turkey vulture, American crow, killdeer, eastern bluebird, northern cardinal, common yellowthroat, palm warbler, pine warbler, black and white warbler, tufted titmouse, ruby-crowned kinglet, swamp sparrow, Carolina wren, marsh wren, eastern phoebe, grey catbird, red-winged blackbird, red-bellied woodpecker, and downy woodpecker. Mammal tracks were observed in the edge of the wet prairie including: raccoon, deer, grey squirrel and opossum.

Invasive plant species were observed in low densities across the site and included camphor trees, Chinese tallow, coral ardisia, elephant ear, Chinaberry, caesarweed and tropical soda apple. There are not currently any buildings on the property. There are no documented archeological sites on the property, the site was very clean of solid waste and is clearly well-maintained.

DEVELOPMENT POTENTIAL-Limited Assessment:

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.

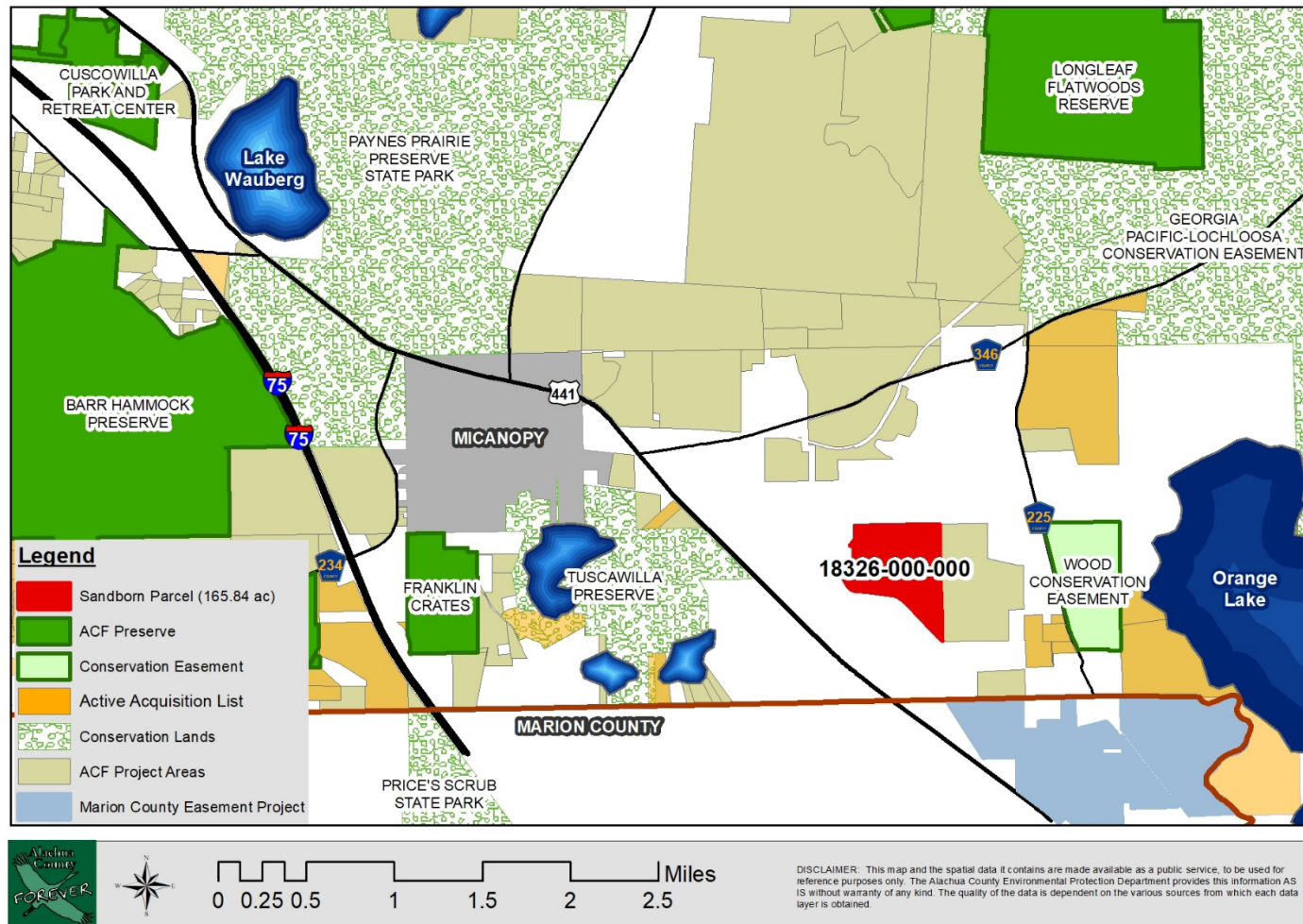
Based on a desktop review, the wetlands of Fish Prairie are the most notable regulated resource onsite. There are approximately 12 acres of forested habitat in the southeastern portion of the property that may be considered significant habitat and therefore subject to preservation under Article III, Chapter 406, ULDC. 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. A wetland buffer of 50 ft' average width is required According to geospatial data, the wetlands and associated buffer cover 46 acres, which share the same footprint as the 100-year flood zone. Any development in these areas would need to comply with local and federal floodplain management regulations as well as the wetland buffer regulations.

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.

REPA - Lochloosa Forest Connector - Powell, Sanborn and Sanborn- 12/5/24					
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;		4		
	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.		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;		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;		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;		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;		2		
	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.		3		
(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.		3		
	AVERAGE FOR ENVIRONMENTAL AND HUMAN VALUES			2.80	
	RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE	1.333			3.73
(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;		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			3.60	
	RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE	0.667			2.40
	TOTAL SCORE				6.13
NOTES					
	General Criteria Scoring Guidelines				
	1 = Least beneficial, 2 = Less Beneficial than Average, 3 = Average, 4 = More Beneficial than Average, 5 = Most Beneficial				



Lochloosa Connector - Powell, Sanborn & Sanborn Location Map





Lochloosa Connector - Powell, Sanborn & Sanborn Wetlands Map

