

Lochloosa Slough Flatwoods			
Foust			
4/27/2023			
Project Score		Natural Community	Condition
6.47		Mesic Flatwoods	Good to Fair
Inspection Date		Flatwoods Lake	Good
3/23/2023		Baygall	Good to Fair
Size (ACPA)		Dome Swamp	Good to Fair
52.26		Basin Swamp	Good to Fair
Parcel Number	Average (ACPA)	Other	Condition
20062-001-001	52.26	Successional Hardwoods	N/A
Section-Township-Range			
26-11-22			
Buildings			
0 on ACPA, 1 mobile home, 1 pole barn on site			
Just Value		Just Value Per Acre	
\$104,520.00		\$2,000.00	
Total Value(Just,Misc,Bldg)		Total Value Per Acre	Archaeological Sites
\$111,818.00		\$2,139.64	0 recorded on site, 19 in 1 mile
Acquisition Type		Bald Eagle Nests	
Fee Simple		0 recorded on site, 2 in 1 mile	
REPA Score		7.73 out of 9.44	
KBN Score		26 out of 47 (East Lochaloosa Forest)	

Overall Description:

The Foust property is located south of Hawthorne along SE 162 Ave. and is bordered to the west and east by Lochloosa Slough Preserve. The 52.26-acre property consists of one parcel (ACPA TPN 20062-001-001) under one family ownership and has been nominated as a fee simple acquisition. The property is currently not on the market and there is not a current asking price for the property. This property is located less than one and a half miles east of Lochloosa Lake, as well as the Lochloosa Wildlife Conservation Area. Additionally, 100% of the property lies within the East Lochloosa Forest Strategic Ecosystem. The natural communities present on the property include mesic flatwoods, flatwoods lake, baygall, basin swamp, and a dome swamp.

Wetland features on the property include a flatwoods lake, baygall, dome swamp, and basin swamp. These wetlands are located in portions of the west, northwest and southeast parts of the property. The largest wetland system in the southeast part of the property has open water and the evaluators were able to access the edges of this area to identify a flatwoods lake in good condition. The shoreline was dominated by maidencane grass and other grass species as well as various sedges and rushes. The open water of the flatwoods lake was dominated by water lilies and Carolina red root. The buffer left around the flatwoods lake from the previous logging activities consisted predominately of

loblolly pine with an understory of young hardwood species that indicate transitioning to a baygall community.

The basin swamp along the western boundary of the property consisted of a diverse hardwood canopy of red maples, swamp tupelos, sweetbay and loblolly bays. The ecotone between this basin swamp and the mesic flatwoods consisted of a mature baygall community with a dense understory of fetterbush, blueberry, and wax myrtle. Notable plants that were found in or near this dome swamp are American groundnut, pink sundew, orange milkwort, and dahoon holly, royal fern, cinnamon fern and Virginia chain fern.

The dome swamp located in the northwest portion of the property consisted of a sparse overstory of swamp tupelo with and midstory of buttonbush, blueberry and blackberry. The open water area had surface layer of duckweed and patches of pickerelweed. Cinnamon fern and royal fern, both commercially exploited, were also found here.

The upland portion of the property is predominately mesic flatwoods, in good to fair condition, with a gradient towards more of a xeric plant community along the northern boundary. All of this area was clearcut in 2019 and was not replanted with pines, but instead left to naturally regenerate. A prescribed burn was conducted by the Florida Forest Service in late 2020. At the time of the site visit, there were young loblolly pines re-establishing in the understory, along with saw palmetto, gallberry, bluestem grasses, blueberry and huckleberry species, live and sand live oaks, and slim-leaf pawpaw. Notable ground cover species that were identified in the drier portions of mesic flatwoods on the northern boundary were Indian plantain, giant orchid, and wire grass. This area had several active gopher tortoise burrows. Additionally, there was a strip of successional hardwoods along the southern edge of the property.

Invasive plants were only found in low density, isolated patches throughout the property. One camphor tree, and isolated patches of bahia and centipede grasses were observed in the interior of the property. Solid waste was discovered in several locations, although overall was relatively minor consisting of a television, concrete blocks, and various household items. An occupied mobile home with a well and septic is located on the property along with a pole barn and four storage containers. The landowner has stated that all of these items will be removed if the property is sold.

According to the landowner who provided additional observations of wildlife sightings in the area include black bears, sandhill cranes, bald eagles; two nests within 1 mile; turkey, bobcat, gopher tortoise and more. During the site evaluation, staff noticed cottontail rabbit, Eastern bluebird, zebra swallowtail butterfly, white-eyed vireo, Eastern towhee, pine woods tree frog.

No archaeological sites are known to occur on the property. Site disturbances include the areas with solid waste, the windrows related to the logging of the flatwoods, and the associated logging road that was installed.

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 parcel has 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.

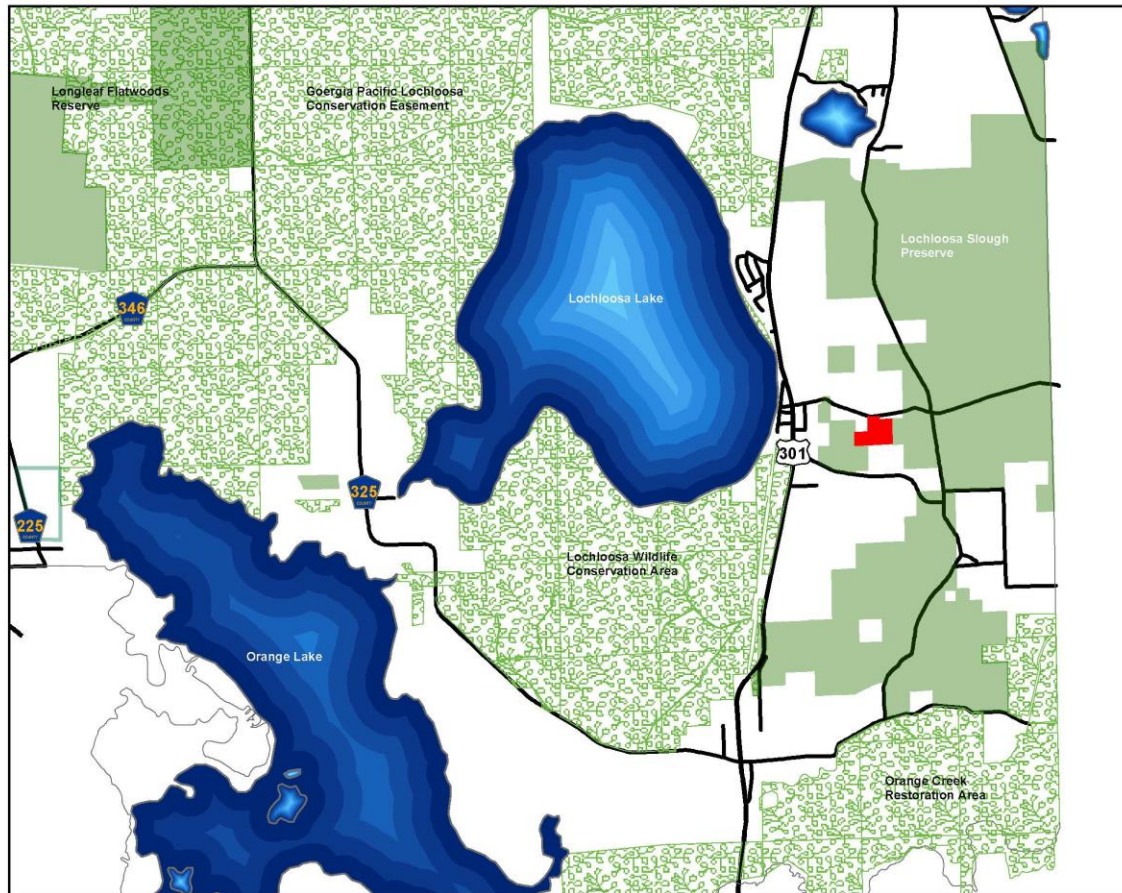
There are approximately 4.75 acres of wetlands on the parcels that would have protection from development activities under current regulations. As per Alachua County ULDC, the wetlands on site would be protected as well as an upland buffer surrounding the wetlands that will be required to maintain a 50' minimum width and 75' average width. The wetland and buffer areas total approximately 10 acres. This parcel is entirely located within a strategic ecosystem that requires 50% of the upland area to be preserved, which could include the wetland buffer. Approximately 11 acres of the parcel are 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 are primarily clustered near property lines with ample access to the interior upland areas via road frontage.

Given the current zoning and future land use, this property contains developable area. The remote location and limited infrastructure and associated higher construction costs may somewhat diminish the prospects and potential for development activities. The presence of wetlands and the Strategic Ecosystem will somewhat limit the potential for development.

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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;		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;		3		
	D. Whether the property is functionally connected to other natural communities;		5		
	E. Whether the property is adjacent to properties that are in public ownership or have other environmental protections such as conservation easements;		4		
	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;		3		
	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;		5		
	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;		4		
	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;		4		
	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			3.15	
	RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE	1.333			4.20
(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);		4		
	B. Whether this management can be completed in a cost-effective manner.		4		
(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				6.47

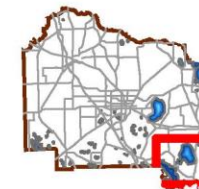
I:\Land Conservation\Land Conservation Matrix\Lochloosa Slough Flatwoods\LCR site specific evaluations\Foust Prepared by Mike Nelson, April 27, 2023

Lochloosa Slough Flatwoods - Foust Location Map



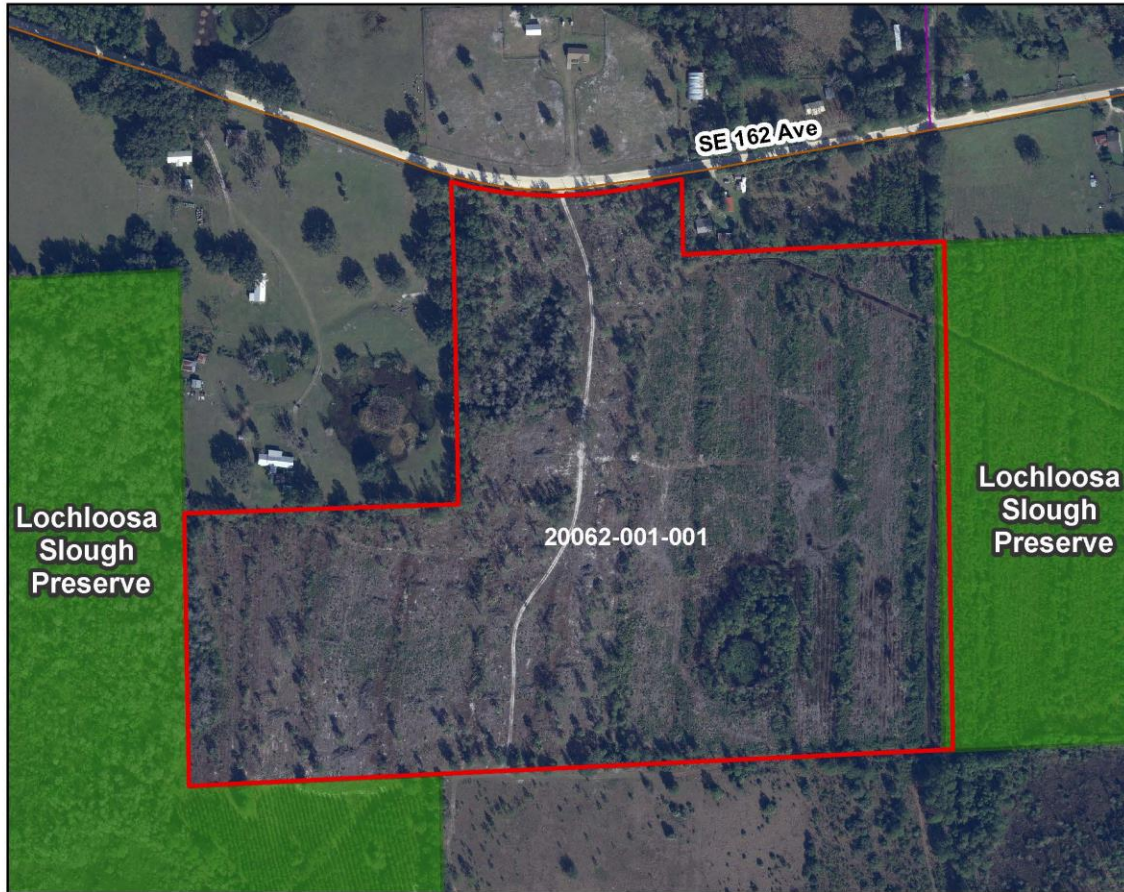
Legend

- Foust Parcel 52.82 acres
- ACF Preserve
- Conservation Easement
- County Boundary
- Conservation Lands





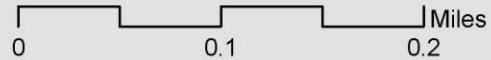
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Lochloosa Slough Flatwoods - Foust Parcel Map



Legend

-  Foust Parcel (52.26 ac)
-  ACF Preserve



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