Lake Forest Creek
Crawford
9/27/06

Project Score:	**7.27 of 10.00**	
Inspection Date:	September 7, 2006	
Size:	40 acres	
Parcel Number:	10860-000-000	
S-T-R:	35-9S-20E	
Buildings:	0	
Just Value:	$60,000	$1,500/acre

Natural Communities:	
Wet Flatwoods	Very Good - Fair
Mesic Flatwoods	Very Good - Fair
Sandhill	Good
Dome Swamp	Excellent – Poor
Basin Marsh	Very Good
Depression Marsh	Very Good
Seepage Stream	Poor
Other: disturbed areas near neighboring property	

REPA Score: 7.42 of 9.44 Lake Forest Creek Project
KBN Rank: Adjacent to East Side Greenway KBN Project

Overall Description:

The 40-acre Crawford property is located at the end of NE 11th Place, adjacent to State land and County School Board land and approximately 1300 feet northwest of Morningside Nature Center. Acquisition of this property would add to the land protected in the Morningside area. Nature Operations has expressed interest in possibly managing this property as part of Morningside, and is requesting direction from the City. This property was nominated by the owner, who is interested in a fee-simple sale to a conservation organization.

This property is mostly wet and mesic flatwoods with scattered wetlands throughout the property. The northwest corner of the property features a transitional area of mesic flatwoods to sandhill in good condition, with slash and long leaf pines, wire grass, and lopsided Indian grass. According to Ralph Meyer, son of the owner, this property was logged for pines 20 to 25 years ago, and was left to regenerate naturally. There has been a wildfire recently on the southern half of the property, and many of the small dome swamps and depression marshes are connected with plow lines. These communities still are in very good to excellent condition despite the hydrologic disturbance. A branch of Lake Forest Creek with a man-made berm along the north bank runs through approximately 300 feet of the southwest corner of the property. A ditch on the adjacent property to the north has blown out causing the drainage of a cypress dome on the property, the only one in poor condition. The flatwoods in the northeast area of the property are fire suppressed and invaded by weedy vines such as grape, smilax, and blackberry; the fire on the property was contained before reaching this area. Exotics observed by staff on the property include camphor, begonia, air potato, Chinese tallow, and Loquat. The exotics and solid waste are confined to the disturbed edges of the property.

The parcel is currently zoned RE-1, Single Family Residential Estate (1/2 - 2 dwelling units per acre), and has a Land Use of Residential Low Density (1-4 dwelling units per acre). The property abuts State-owned land to the east and north, which is also part of the Eastside Greenway Strategic Ecosystem, and the City of Gainesville to the west and south. There are several large subdivisions and businesses to the west including a new Super Walmart currently in the development approval stages, which is likely to increase development pressure in this area. Under the current zoning these parcels have high development potential for a single-family residential subdivision. However, the parcel contains some sensitive environmental features (including 90% floodplain and several cypress/black gum wetlands). The property under County regulations could potentially contain up to 80 units (and potentially more under the Planned Development option that can have up to 4 dwelling units per acre with the current Land Use), however, the county's regulations to not allow the re-creation of new lots completely within the 100-year floodplain. Therefore, the most likely development scenario would be a much smaller development built on the 4 acres of upland (outside of floodplain) of the property.

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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;		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;		5		
	D. Whether the property serves an important flood management function.		5		
(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;		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.		5		
(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;		2		
	B. Whether the property serves as documented or potential habitat for species with large home ranges;		3		
	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;		5		
	E. Whether the property offers high vegetation quality and species diversity;		3		
	F. Whether the property has low incidence of non-native invasive species.		4		
(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.		4		
	AVERAGE FOR ENVIRONMENTAL AND HUMAN VALUES			3.65	
	RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE	1.3333			4.87
(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);		3		
	B. Whether this management can be completed in a cost-effective manner.		3		
(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;		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		4		
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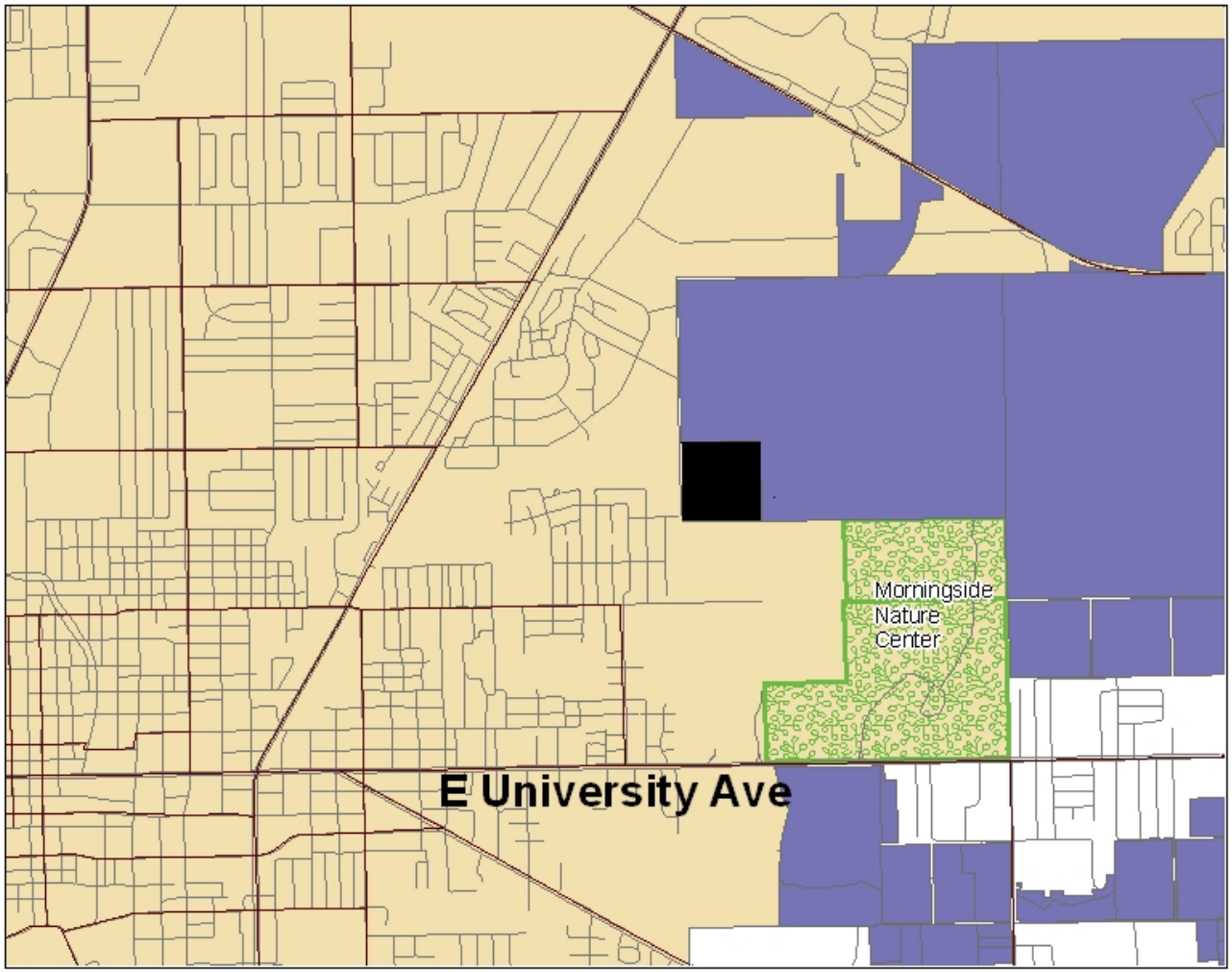

Environmental Protection

Map 1

Legend

- Crawford
- Conservation Lands
- Major Roads
- City of Gainesville

ACF Projects

- Lake Forest Creek

Alachua County FOREVER

0 1,000 2,000 4,000 Feet

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Lake Forest Creek
Crawford

Environmental Protection

Map 2

Legend

- Crawford
- Parcels
- Conservation Lands

Alachua County FOREVER

0 220 440 880 Feet

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Lake Forest Creek
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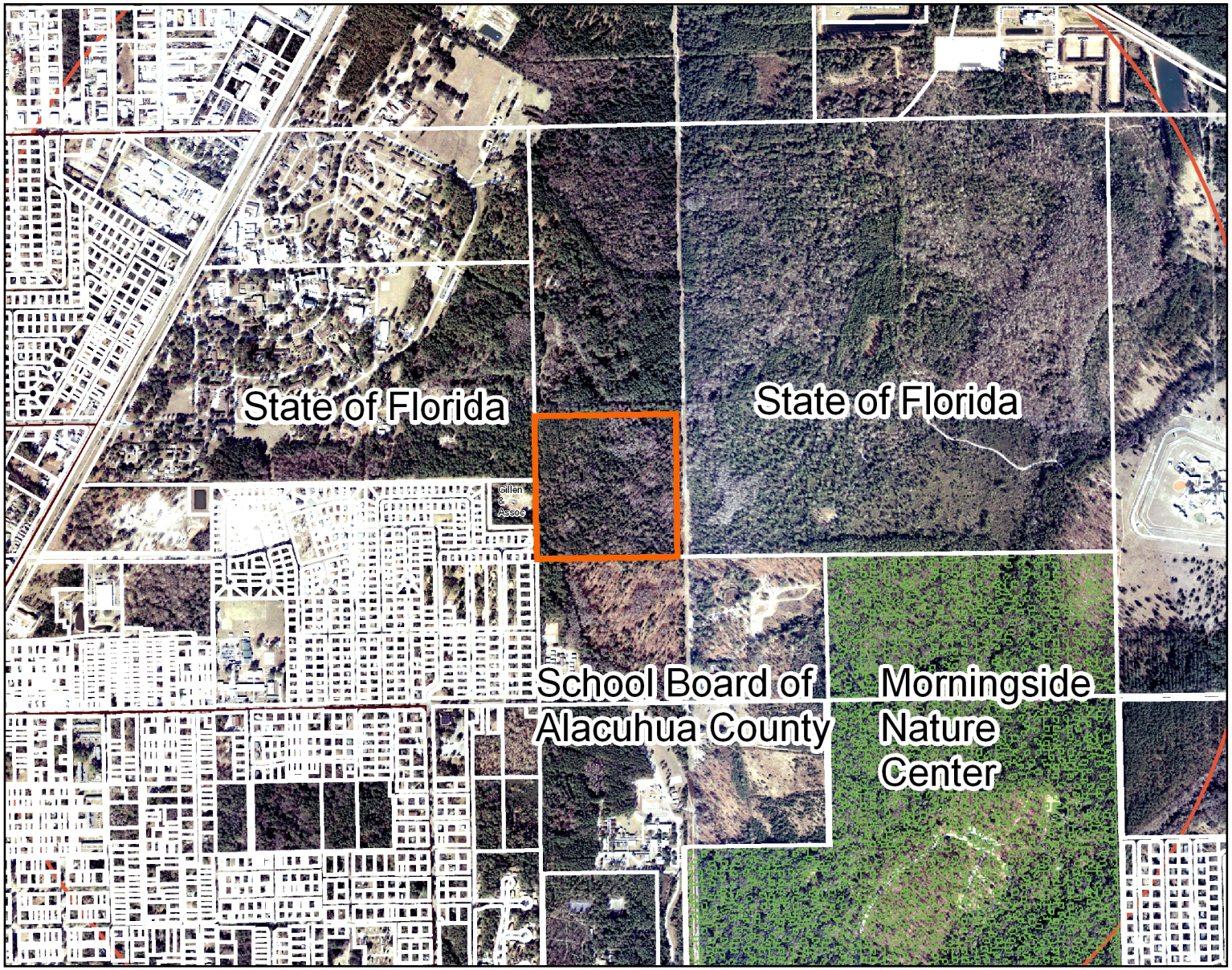
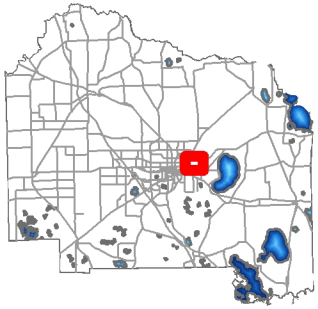
Map 3



Legend

- Crawford
- Parcels
- Conservation Lands



Alachua County FOREVER

N W E S

0 500 1,000 2,000 Feet

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Environmental Protection Department — Alachua County