

**Austin Cary Flatwoods
Dudding
1/28/2015**

Project Score:	7.07 of 10.00	
Size:	170.04 acres	
Parcel Numbers:	17626-000-000 17592-001-000	
S-T-R:	8-9S-21E	
Buildings:	0	
Just Value:	\$251,100	\$1,476.71/ac
Total: Just+bld+misc	\$251,100	\$1,476.71/ac
Advertised Price:	\$599,000	\$3,522.70/ac

Natural Communities	Condition
Sandhill	Fair to Good
Upland Hardwood Forest	Poor
Bottomland Forest	Fair to Excellent
Blackwater Stream	Excellent
Other:	
Bald Eagle Nest (2008)	1 within 2 miles
Archaeological Sites	None within parcel, Hatchet Creek Cemetery within 100 feet of parcel

REPA Score: 7.36 of 9.44 Austin Cary Flatwoods Project
KBN Score: Ranked 15th of 47 projects (Austin Cary Flatwoods)

Overall Description:

The 170.04 acre Dudding nomination consists of two parcels separated by the Hatchet Creek Tract of the Newnans Lake Conservation Area, that was jointly acquired through the Alachua County Forever bond and the St. John's River Water Management District (SJRWMD) and managed by the SJRWMD. It is located in eastern Alachua County east of Waldo Road approximately 1 mile northeast of Fairbanks. The property shares 1.05 miles of boundary with the ACF Newnans Lake Conservation Area, which is part of the larger matrix of already conserved lands that stretch south to Newnan's Lake. Additionally, the property contains approximately 0.6 miles of Hatchet Creek, a major tributary to Newnans Lake. Acquisition of this property would not only contribute to the existing conservation lands in the Austin Cary Flatwoods project area, but would also contribute to maintaining and/or improving water quality in Hatchet Creek and the downstream Newnans Lake.

If acquired, the proposal is for the University of Florida to manage the property through Austin Cary Memorial Forest, along with the area of the Hatchet Creek Tract of Newnan's Lake Conservation Area north of NE 69th Avenue.

Nearly half of the Dudding property (75 acres) contains excessively drained soils that historically would have supported sandhill vegetation. On the Dudding tract, this sandhill vegetation is still present with abundant pine (longleaf, sand, slash, and loblolly) and upland oak (mostly turkey oak) dominating the well-drained soils. With the exception of a foodplot, wiregrass can be found throughout the sandhill portion of the property. While this desirable vegetation is present, the forest overstory is young with the majority of pines less than 30 feet tall, and the area has not been burned recently. Also, a small portion of the sandhill in the southern corner of the property has been cut over and has become an undesirable upland hardwood site.

Moving downhill toward Hatchet Creek, the soils quickly become poorly drained and the natural community becomes a bottomland forest in the floodplain of the creek. The quality of this bottomland forest varies throughout the property, but the majority of it witnessed during the site visit was of excellent quality. The overstory consisted of mature, closed canopy bottomland hardwoods including swamp tupelo, bald cypress, red maple, and water oak. The main channel of Hatchet Creek enters the property from the west through a culverted bridge, although many small braids of the creek flowed throughout the bottomland forest.

While no active gopher tortoise burrows were observed, the excessively well-drained soils are excellent habitat for tortoises and it is likely that they occur here.

Very few non-native plant species were observed on the property. The sole exception was the presence Japanese climbing fern along the roadway on the western side of the property.

The site has limited recreation potential on its own, but could contribute to recreational opportunities in concert with adjacent public lands.

Access to the site is off Waldo Road on NE 75th Street, a private road. Based on a GIS review there are two stretches of NE 75th Street that must be traversed before accessing the larger project parcel. The first stretch of NE 75th Street appears to be fully contained within the smaller project parcel that abuts Waldo Road, and the second stretch appears to be fully contained within the Hatchet Creek tract of the Newnan’s Lake Conservation Area. NE 75th Street is within the property boundary of the larger parcel for the first +/-1900 feet until it crosses over Hatchet Creek and then moves outside the property for about 500 feet and then back onto the property for another 700 feet after which it moves outside the property. This road not only provides access to the Dudding property, but also to four private residences surrounding the property. It is unclear whether the residents have deeded access to this road. The road is posted with a weight limit of 2.5 tons and there is a bridge on this road over Hatchet Creek that would likely require repair. The development potential of the Dudding parcel is dependent on the ownership of the road.

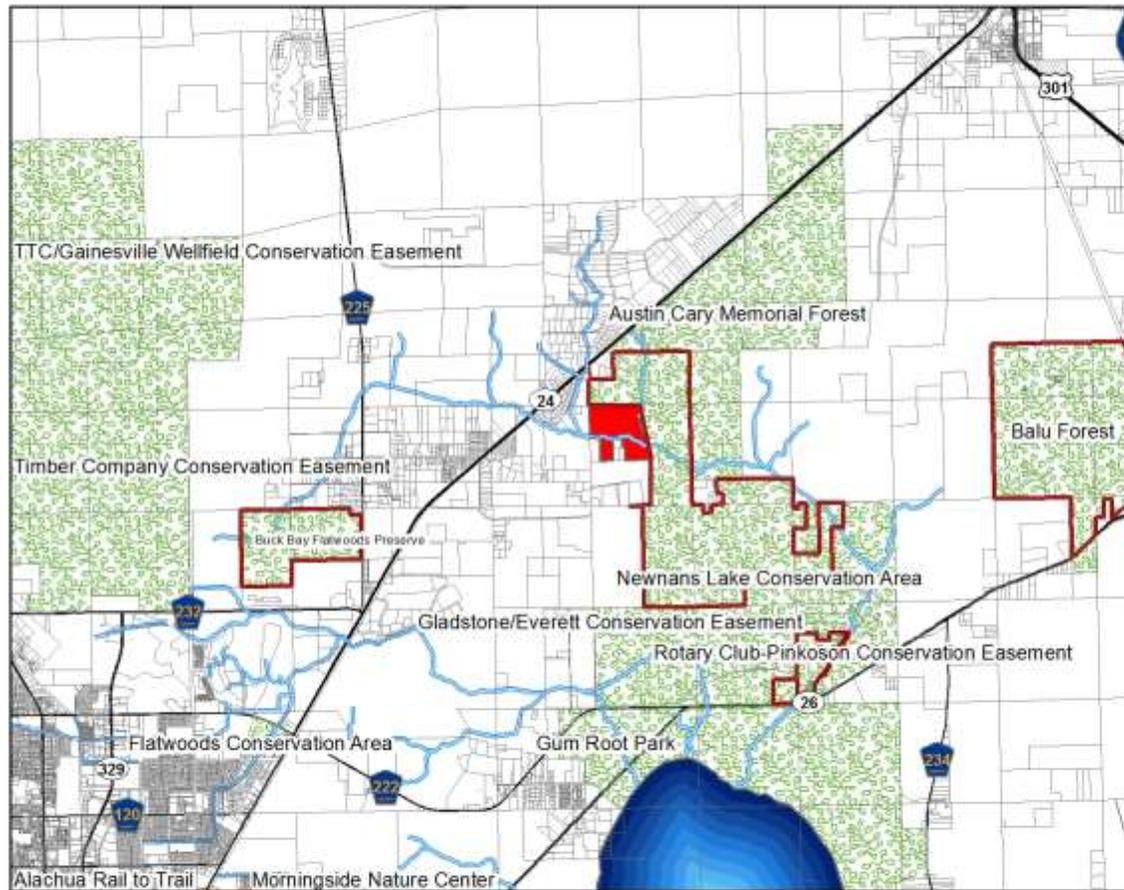
Other infrastructure of note on the parcel is a powerline running through the southwest corner of the property, a small hunting cabin in the sandhill north of the creek, and an old junk pile and trailer near the southwest corner of the property

2 parcels:	17626-000-000, 167.44 acres	
	17592-001-000, 2.6 acres	
Future Land Use:	Rural/Ag	
Zoning:	Agriculture	
Unincorporated Alachua County	YES	
Urban cluster:	NO	
Urban Service Area:	NO	
Strategic Ecosystems	146.49 acres	86.2%
FEMA 100 Year Flood Plain	64.75 acres	38.1%

Austin Cary Flatwoods - Dudding		January 2015			
CATEGORY	Criterion	DESCRIPTION	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;		4		
	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;		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;		4		
	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;		5		
(I-4) SOCIAL AND HUMAN VALUES	A. Whether the property offers opportunities for compatible recreation-based recreation, if appropriate;		3		
	B. Whether the property contributes to urban green space, provides a municipal defining greenbelt, provides scenic vista, or has other value from an urban and regional planning perspective;		4		
	AVERAGE FOR ENVIRONMENTAL AND HUMAN VALUES			3.40	
	RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE	1.3333			4.53
(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, exotic 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;		5		
	B. Whether the overall resource value 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		2		
	AVERAGE FOR ACQUISITION AND MANAGEMENT VALUES			3.90	
	RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE	0.6667			2.54
	TOTAL SCORE				7.07

Austin Cary Flatwoods -- Dudding Location

Map 1



Environmental Protection

Legend

- CountyBoundary
- ACEPD_lakes
- Gainesville Creeks
- Dudding
- FNAI - Managed Areas**
- FNAI - Managed Areas



DISCLAIMER: This map and the spatial data it contains are made available as a public service, to be used for reference purposes only. The Alachua County Environmental Protection Department provides this information AS IS without warranty of any kind. The quality of the data is dependent on the various sources from which each data layer is obtained.

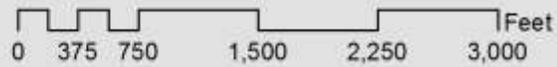
Austin Cary Flatwoods -- Dudding Aerial

Map 2



Legend

-  Dudding
-  FNAI - Managed Areas



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