

**San Felasco Additions
Martin & White
11/10/08**

Project Score:	7.6 of 10.00	
Size:	64.9 acres	
Parcel Number:	05950-000-000 05953-000-000 05953-001-000	
S-T-R:	28-8S-19E 29-8S-19E	
Buildings:	none	
Just Value:	\$ 257,400	\$3,966/acre
Total: Just+bld+misc	\$ 257,400	\$3,966/acre

Natural Communities	Condition
Upland Mixed Forest	Good
Bottomland Forest	Good
Seepage Stream	Fair to good
Floodplain Swamp	Good
Other:	
Bald Eagle Nest (2006)	~1 mile
Archaeological Sites	1 site on boundary 26 sites ~1mile 37 sites in SFHPSP

REPA Score: 7.29 of 9.44 San Felasco Additions Project
KBN Score: Ranked 23rd of 47 projects (North San Felasco Hammock)
Florida Forever: San Felasco Conservation Corridor Project– B list, less-than-fee
Outstanding Florida Waters: Turkey Creek becomes an OFW within SFHPSP

Overall Description:

The Martin & White parcels are located near US-441, between San Felasco Hammock Preserve State Park and the Turkey Creek Golf Course subdivision. Acquisition of this property would strengthen the buffer between San Felasco and adjacent urbanized land use, while protecting nearly one-half mile of Turkey Creek and its associated floodplain, and preserving good-quality mesic hammock.

The property primarily consists of diverse upland mixed forest (mesic hammock). Within and along the edges of the upland mixed forest, are occasional pockets of remnant upland pine forest. Turkey Creek, a seepage stream originating several miles north and east of the evaluation site, meanders through all three parcels. The floodplain of Turkey Creek is represented as bottomland forest and floodplain swamp communities within the evaluation site. Also within the floodplain of the creek are occasional pockets of floodplain swamp. The creek exits the property on the boundary with San Felasco Hammock Preserve State Park (SFHPSP), and from there eventually flows into the Floridan aquifer via a sink in Sanchez Prairie. Within the boundary of SFHPSP, Turkey Creek is designated an Outstanding Florida Water, pursuant to 62-302.700, F.A.C.

Non-native plant species on the property were observed near the boundaries of adjacent developed areas, and included Chinese tallow, chinaberry, and coral ardisia. Densities of the observed infestations were low. Recent soil disturbance by feral hogs was also observed in a portion of the Turkey Creek floodplain.

While recently annexed into the City of Alachua, the properties currently retain their Alachua County land use and zoning designations (Rural/Agriculture and Agricultural, respectively) and are still subject to the county's land development regulations. The gross density allowed in these classifications is one single family detached unit per five acres (1du/5ac). All three parcels lie within the North San Felasco Strategic Ecosystem, and approximately 25 acres are within the 100-year Floodplain—approximately 8 acres are estimated

to be wetlands. The properties are within a Preservation Buffer Overlay District, which requires a minimum 100-foot buffer from SFHPSP boundary. Assuming all wetlands and 50 percent of the uplands are preserved, there would be a 36.5-acre Conservation Management Area; 28.5 upland acres would remain for development. Under a Rural/Ag Cluster Subdivision scenario, 18 single family dwellings could be developed on these 28.5 acres. Currently, there does not appear to be dedicated, legal access to these properties. Such access would have to be acquired in order for development to take place. This 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 Comprehensive Plan, which went into effect May 2005.

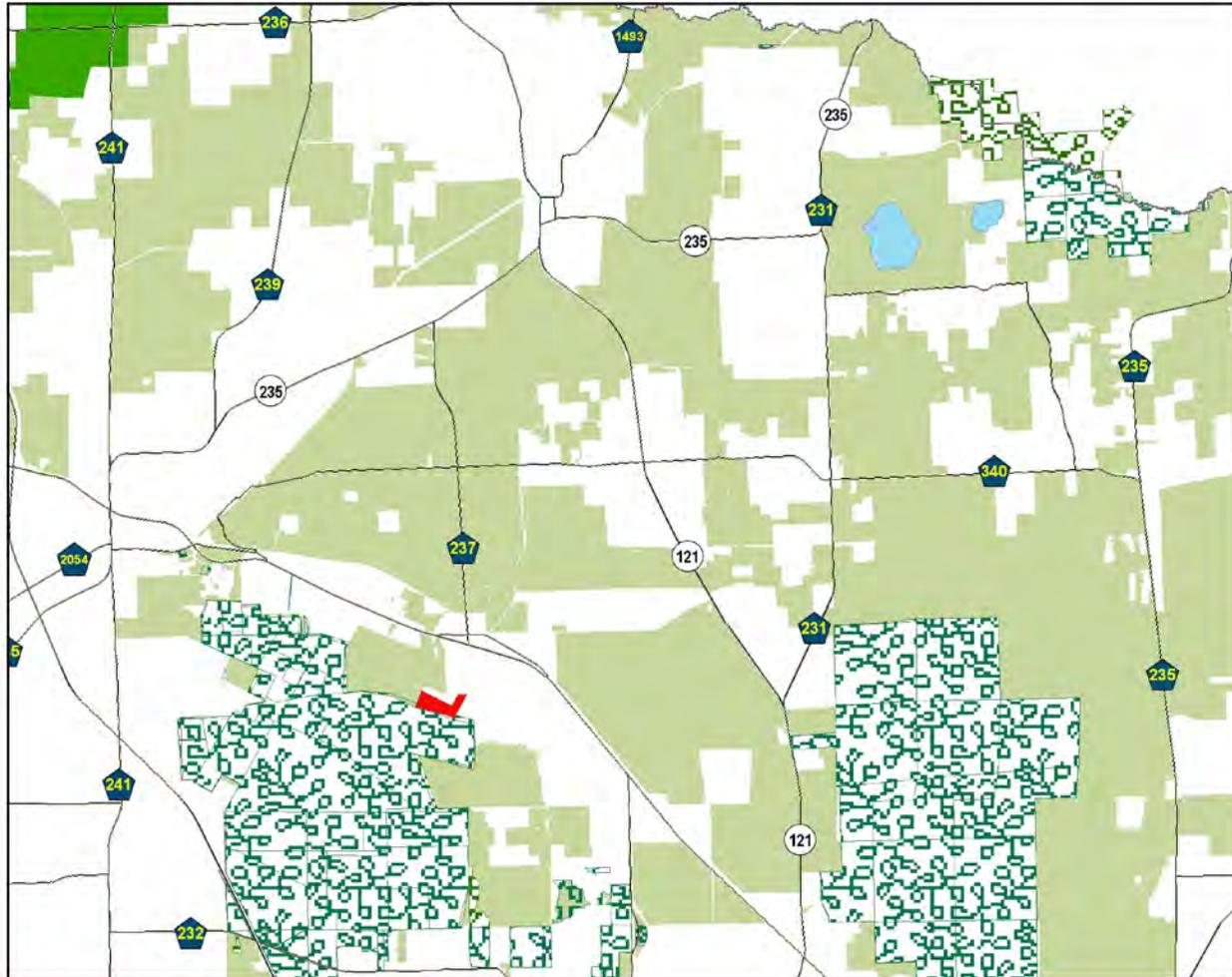
The site has high recreation potential given its proximity to San Felasco Hammock Preserve State Park, which has established equestrian trails within a quarter-mile, and public trailhead facilities within three miles.

San Felasco Additions - Martin & White

November 2008

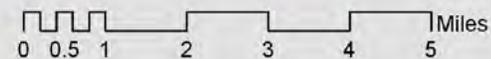
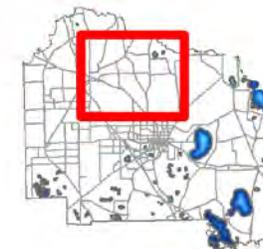
CATEGORY	Criterion	WEIGHTING	Enter Criteria Value Based on Site Inspection	Average Criteria Score	Average Criteria Score Multiplied by Relative Importance
(I-1) PROTECTION OF WATER RESOURCES	A. Whether the property has geologic/hydrologic conditions that would easily enable contamination of vulnerable aquifers that have value as drinking water sources;		5		
	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;		3		
	D. Whether the property serves an important flood management function.		4		
(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;		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;		3		
	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;		5		
	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;		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.		4		
(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.		5		
	AVERAGE FOR ENVIRONMENTAL AND HUMAN VALUES			3.60	
	RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE	1.3333			4.80
(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;		5		
	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		
	AVERAGE FOR ACQUISITION AND MANAGEMENT VALUES			4.20	
	RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE	0.6667			2.80
	TOTAL SCORE				7.60

San Felasco Additions - Martin and White Parcels Location Map



Legend

- Martin & White Parcels
- ACF Preserves
- Conservation Lands
- ACF Projects



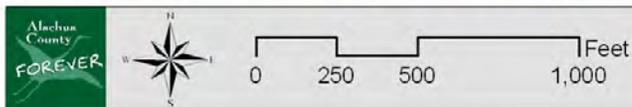
DISCLAIMER: This map and the spatial data it contains are made available as a public service, to be used for reference purposes only. The Alachua County Environmental Protection Department provides this information AS IS without warranty of any kind. The quality of the data is dependent on the various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

San Felasco Additions - Martin and White Parcels



Legend

-  Creeks
-  Martin & White Parcels
-  San Felasco Hammock SP



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.