Lake Forest Creek
Morningside Additions
6/16/2009

Project Score:	**6.73 of 10.00**	
Inspection Date:	6/16/2009	
Size:	63 acres	
Parcel Numbers:	10889-000-000	26.21
	10889-002-000	19.46
	10889-003-000	17.33
S-T-R:	2 - 10 S - 20 E	
Buildings:	0	
Just Value:	$129,500	$2055/acre
Total Value	$129,500	$2055/acre

Natural Communities:	
Mesic Flatwoods	Fair
Sandhill	Good - Poor
Blackwater Stream	Good
Other:	
Successional old field	
Channelized creek	

REPA Score: 7.42 of 9.44

KBN Score: East Side Greenway 14th of 47 projects

Overall Description:

The Morningside Additions parcels are located west of SE 43rd St just east of the Johnson parcel, which is directly south of Morningside Nature Center. Current paved access is via SE 43rd Street on the east, and SE 38th and 39th Streets, which approach and dead end to the north. An unpaved road, SE 4th Avenue parallels part of the northern boundary. Two dedicated but vacant roadways could also provide access to the property if developed, one is the southern extension of SE 39th Street, which if constructed would bisect the property and the other is SE 8th Ave, which parallels the southern boundary of the parcels. The three Morningside Additions parcels comprise approximately 63 acres.

The only possible undeveloped connection from Morningside Nature Center to Paynes Prairie involves the Morningside Additions parcels: these parcels with the Johnson and Krugman-Kadi properties (Acquisition List), one additional parcel and the parcels that compose the East Side Activity Center comprise the only remaining undeveloped corridor. The East Side Activity Center adjoins the Morningside Additions parcels on the south. The Alachua County Comprehensive Plan includes plans for preservation of a Strategic Ecosystem Wildlife Corridor within the western parcels of the Activity Center.

The Morningside Additions property is undeveloped and is composed of mesic flatwoods, sandhill, wetlands, and the channelized portion of Lake Forest Creek, as well as smaller disturbed areas. In the western portion of the property, is a good, potentially excellent quality sandhill that extends westward onto the Johnson property. The northeastern fringe of the property is also largely sandhill that is in fair to poor condition. This eastern sandhill is invaded by laurel oaks; however, a number of characteristic canopy and herbaceous and woody groundcover species are still present. Two distinct shrubby areas are also present on the property with a sparse pine canopy that are being classified as mesic flatwoods. Other areas of mesic flatwoods are in transitions from sandhill to a branch of Lake Forest Creek, and basin swamp. These areas of mesic flatwoods are in fair condition. The less altered branch of Lake Forest Creek is an ephemeral blackwater stream that flows through surrounding depressional wetlands. These wetlands were once more open, and now are dominated by a variety of hardwoods such as maple, bay, magnolia, water oak, and a few pines. A channelized portion of Lake Forest Creek passes through the southern portion of the property. A small area of successional improved pasture and a sand borrow-pit lie south of the creek on the western end of the property. The dedicated, but undeveloped extension of SE 39th Street that bisects the parcels is currently a drainage ditch that connects to Lake Forest Creek.

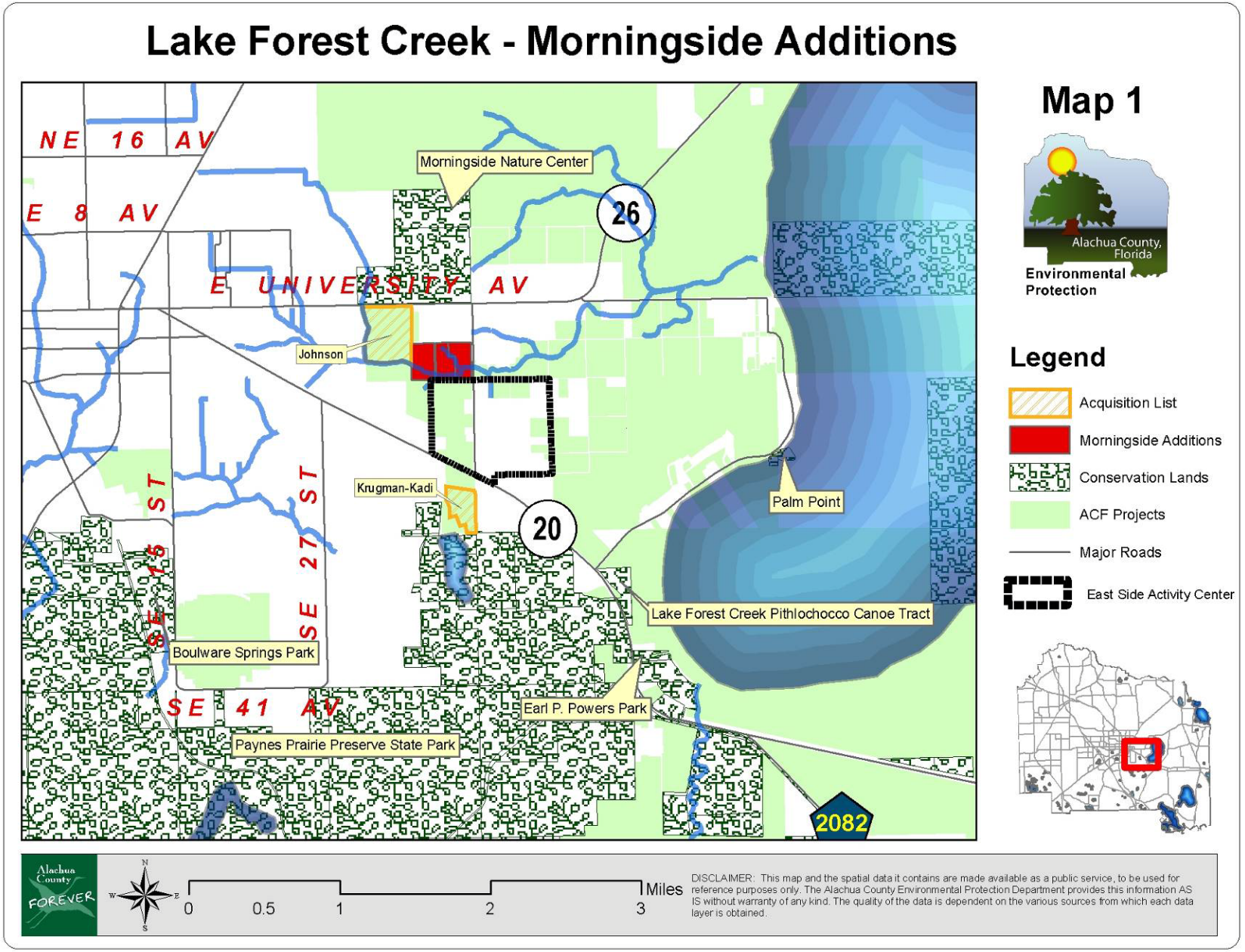
A number of invasive exotic plants are present on the property but are typically associated with disturbed areas. Mimosa was observed along boundaries and in association with solid waste dumped along a short segment of two-track road off SE 43rd Street. Chinaberry and a small patch of air potato were observed amongst solid waste. Other concentrations of exotics were along the channelized portion of Lake Forest Creek including Japanese climbing fern, air potato and taro.

The following development analysis is based on a limited desk-top review and is founded upon current Land Development Regulations and Comprehensive Plan policies. Scenarios may be oversimplified, and are meant only to convey a general sense of the range of development intensities that would be possible.

The property is composed of three parcels totaling approximately 63 acres. Alachua County land use and zoning designations are Residential Medium Density and Residential Multifamily (R2), respectively. Gross density allowed in these classifications is four-to-eight dwelling units per acre (4-8 units/acre). The entire property lies within the East Side Greenway Strategic Ecosystem. And the following resources are present: 100-year Floodplain 16.5 acres (26%), Surface Waters / Wetlands 20 acres (32%), Surface Waters / Wetland Buffer 9 acres (13%), Listed Species Habitat 9 acres (13%) and Strategic Ecosystem 63 acres (100%).

All wetlands (20 ac.) and up to 50 percent of the upland area (21.5 ac) would be permanently protected by conservation easement. Upland areas protected would include wetland buffers (9 ac.), listed species habitat (9 ac.), and an additional 3.5 acres. Therefore, 21.5 acres (41.5% of the property) would remain for multi-family development at the rate of 4-8 units/acre (86 -172 dwelling units).

Lake Forest Creek - Morningside Additions			06/23/2009		
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;		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;		3		
	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;		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;		2		
	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;		2		
	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;		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			3.35	
	RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE	1.3333			4.47
(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		3		
	AVERAGE FOR ACQUISITION AND MANAGEMENT VALUES			3.40	
	RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE	0.6667			2.26
	TOTAL SCORE				6.73


Lake Forest Creek - Morningside Additions
NE 16 AV
E 8 AV
E UNIVERSITY AV
SE 15 ST
SE 27 ST
SE 41 AV
Morningside Nature Center
26
Johnson
Krugman-Kadi
20
Palm Point
Lake Forest Creek Pithlochocco Canoe Tract
Boulware Springs Park
Earl P. Powers Park
Paynes Prairie Preserve State Park
2082
Map 1
Alachua County, Florida
Environmental Protection
Legend
Acquisition List
Morningside Additions
Conservation Lands
ACF Projects
Major Roads
East Side Activity Center
Alachua County FOREVER
0
0.5
1
2
3
Miles
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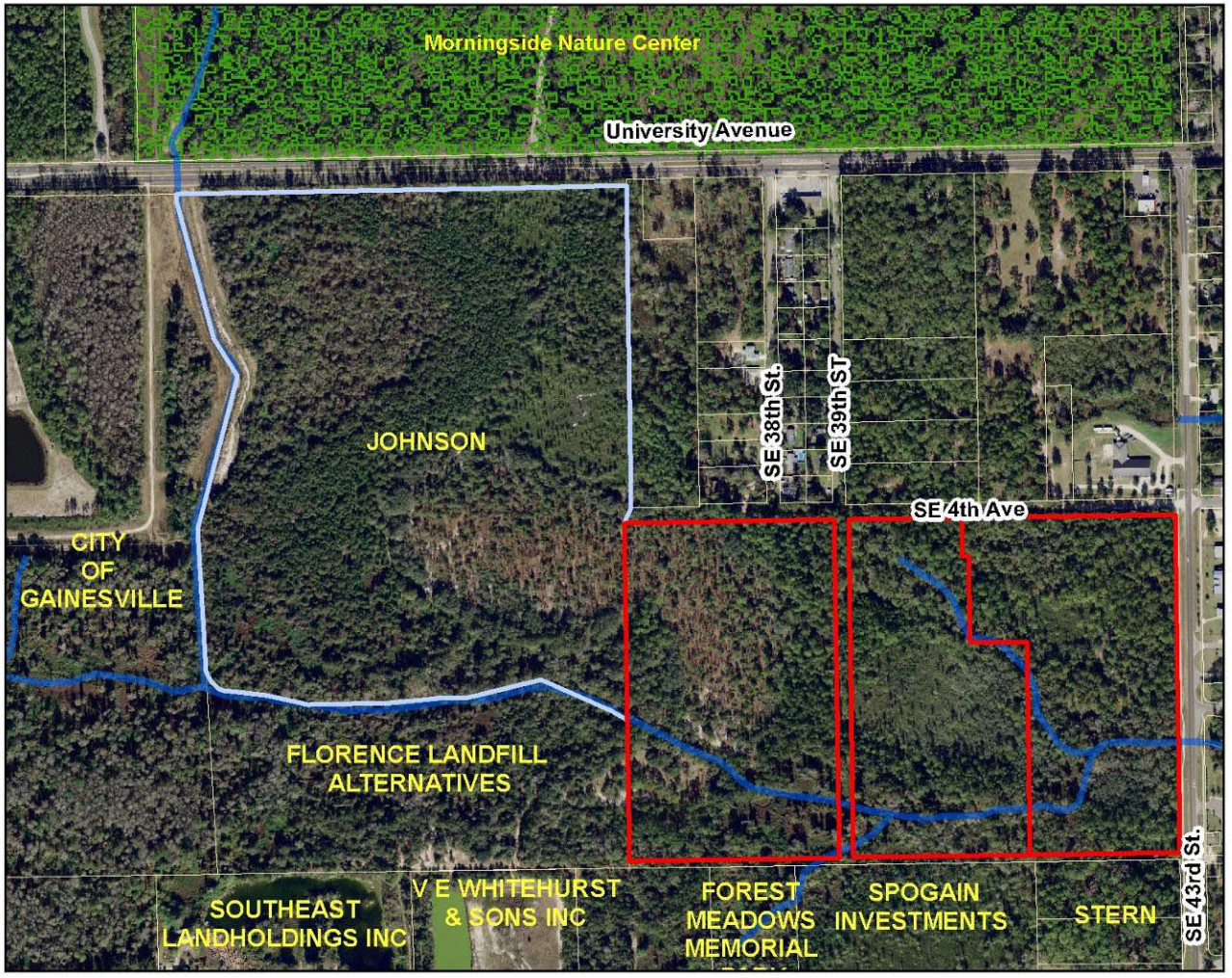
Lake Forest Creek - Morningside Additions

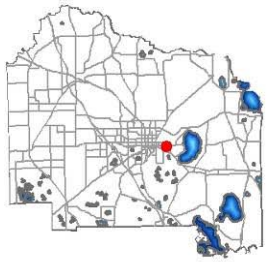


Map 2

Alachua County, Florida
Environmental Protection

Legend

- Morningside Additions
- Johnson
- County Boundary
- Conservation Lands



Alachua County FOREVER

N W E S

0 250 500 1,000 1,500 Feet

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