

**Northeast Flatwoods  
Plum Creek Timber  
02/25/10**

<b>Project Score:</b>	<b>6.80 of 10.00</b>		<b>Natural Communities</b>	<b>Condition</b>
<b>Size:</b>	7,574 acres		Pine Plantation	---
<b>Parcel Number:</b>	(18 parcels)		Basin Swamp	Fair to Good
<b>S-T-R:</b>	4 – 9, 17 – 21 -8S-21E 13, 14, 23, 24 -8S-20E		Dome Swamp	Fair
<b>Buildings:</b>	none		Depression Marsh	Fair to Good
<b>Just Value:</b>	\$7,002,900	\$925/acre	Blackwater Stream	Fair
<b>Total: Just+bld+misc</b>	\$7,002,900	\$925/acre	<b>Other:</b> Historic T&J Railroad Bed – not a FMSF site	

**REPA Score:** 7.29 of 9.44 Northeast Flatwoods Project  
**KBN Score:** Ranked 15<sup>th</sup> of 47 (Northeast Flatwoods)  
**Outstanding Florida Waters:** Connected to the Santa Fe River, a “Special Waters” OFW

**Overall Description:**

The Plum Creek Timber parcels are located in northeastern Alachua County, west of the City of Waldo, near County Road 1475, south of AP&E Preserve. Acquisition of the Plum Creek Timber parcels would contribute to the establishment of significant and desirable connections between the Santa Fe River and wildlife habitat and conservation lands to the south. These connections are part of a conceptual wildlife corridor through eastern Alachua County which has been suggested as an alternative corridor connecting the Ocala and Osceola National Forests and the Okefenokee Swamp. The Land Conservation Board designated this as a priority corridor during the March 2009 LCB Retreat.

The property primarily consists of industrial pine plantation and forested wetlands. The pine plantations are established within former mesic and wet flatwoods communities which contain several typical native plant species in addition to the planted pines. The basin and dome swamp communities contain mature and regenerating pond cypress, red maple and tupelo, underlain by abundant wetland grasses, sedges and forbs. Several depression marshes occur throughout the property, some of which are surprisingly open and vegetated with typical grasses and sedges and sparse shrubs. The openness of the wetland communities is likely explained by the occurrence of wildfires in 1995 and 1998. A small unnamed stream located in the northeast corner of the property discharges to the Santa Fe River, an Outstanding Florida Water, less than one mile north of the property. The condition of the natural communities ranges from fair to good, limited primarily by the effects from ongoing silvicultural management.

Non-native plant species were not observed on the property during the recent site visit, however given the past logging and site preparation activities there, it is likely that non-native plants do exist; many of the non-native species which would occur in habitats of similar condition are currently dormant and difficult to quickly identify.

The site possesses good recreation potential given its significant size, existing road system, and access by way of public roads.

The property is composed of 18 contiguous parcels totaling approximately 7,574 acres. Current access to the property is via County road 1475, a publicly maintained, paved road. Alachua County land use and zoning designations for all parcels within the property are Rural/Agriculture and Agricultural, respectively. Development within Rural/Ag land use and zoning requires that 24 units or more must be clustered. To meet the cluster policies, at least 50% of the site must be protected. In addition, the project is also within a Strategic Ecosystem, which would allow up to 50% of the upland portion of the property to be protected. With these general policies in mind and based on rough desk top analysis from GIS wetland layers, the following would apply:

Total project area:	7,574 acres
Total wetland area:	3,552 acres
Developable area:	2,011 acres

Unit density determination:  $7,574 \text{ acres} / 5 \text{ (1unit/5ac)} = 1,514 \text{ units} + 2 \text{ (bonus for clustering)} + 1 \text{ unit/10 ac set aside (5,563 acres) for protection (up to 556 units)} = 2,072 \text{ units on } 2,011 \text{ acres}$

However, it is not conceivable to have 2,072 units on 2,011 acres and still have roads and storm water ponds, neither of which can be in the protected areas (the remaining 5,563 acres). Plus there is a county requirement that lots cannot be less than an (one) acre in size in the Rural/Ag area. These calculations are based on the assumption that the wetland layer is accurate, which it is not. There is another assumption that through the engineering and design of the stormwater system of the subdivision, the floodplain area would be reevaluated and areas that are currently within 100-year floodplain would be excluded, allowing for lots within these areas. There is also an assumption that the environmental conditions of this area would handle a density of this magnitude, which is unlikely based on the excessive floodplains, wetlands, and high water table for this area.

In summary, there are more units available than there is buildable acreage on the property. The limiting factor is the 2,011 acres with a minimum lot size of 1 acre (Table 407.78.1 ULDC). Under these requirements, no more than 2,011 units could be build and likely much fewer than that with the need for roads and stormwater systems that are going to have to fit within the same 2,011 acres.

This development analysis is based on a limited desk-top review and is founded upon current Land Development Regulations and Comprehensive Plan policies.

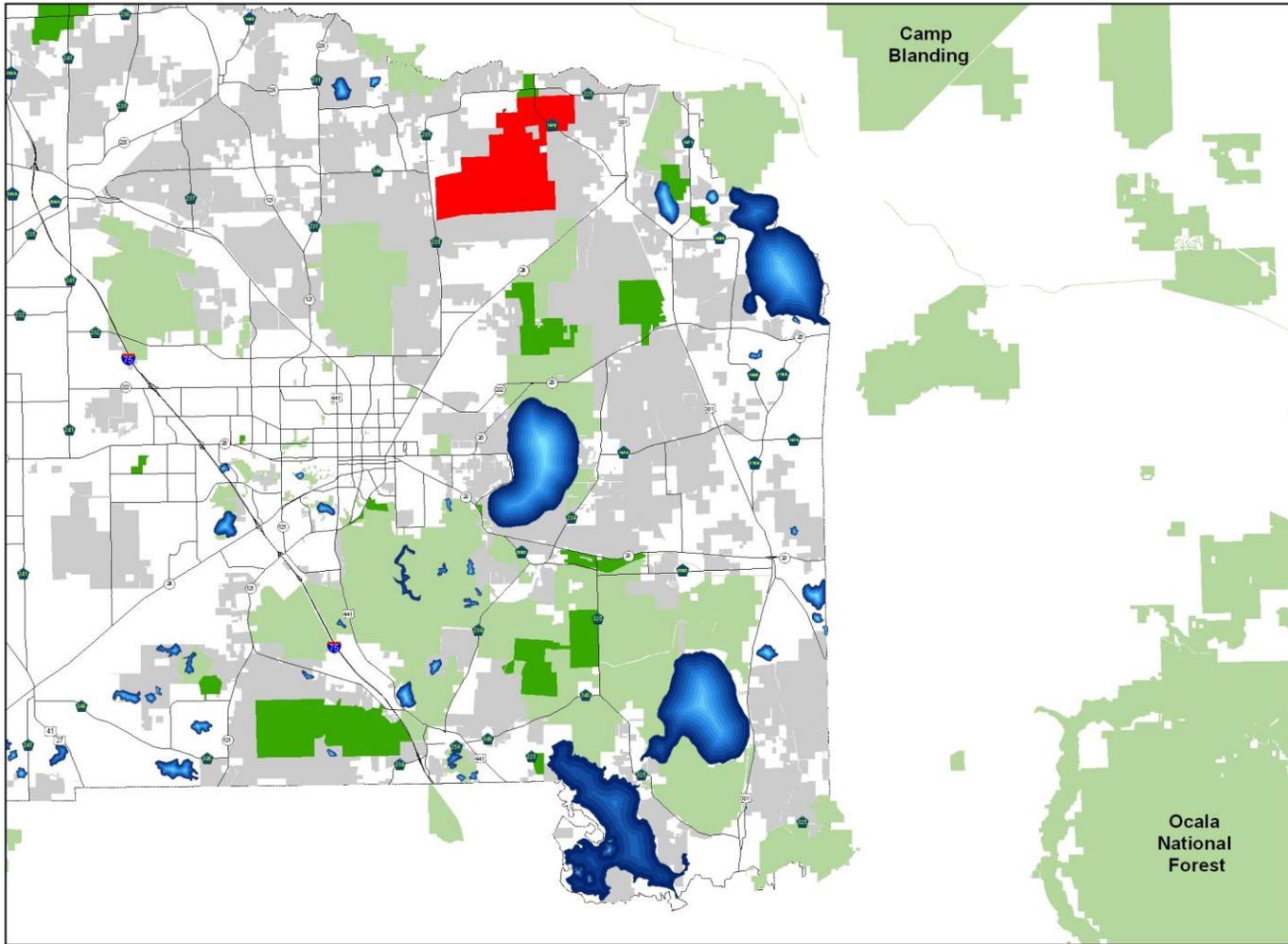
The landowner is willing to consider a conservation easement on all or portions of the property.

# Northeast Flatwoods - Plum Creek Timber

February 2010

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;		2		
	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;		2		
	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;		5		
	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;		4		
	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;		1		
	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;		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		
	<b>AVERAGE FOR ENVIRONMENTAL AND HUMAN VALUES</b>			3.60	
	<b>RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE</b>	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);		3		
	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;		1		
	B. Whether the overall resource values justifies the potential cost of acquisition;		5		
	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		
	<b>AVERAGE FOR ACQUISITION AND MANAGEMENT VALUES</b>			3.00	
	<b>RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE</b>	0.6667			2.00
	<b>TOTAL SCORE</b>				<b>6.80</b>

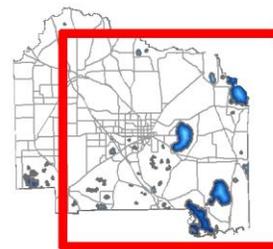
# Northeast Flatwoods - Plum Creek Timber Location Map



**Environmental Protection**

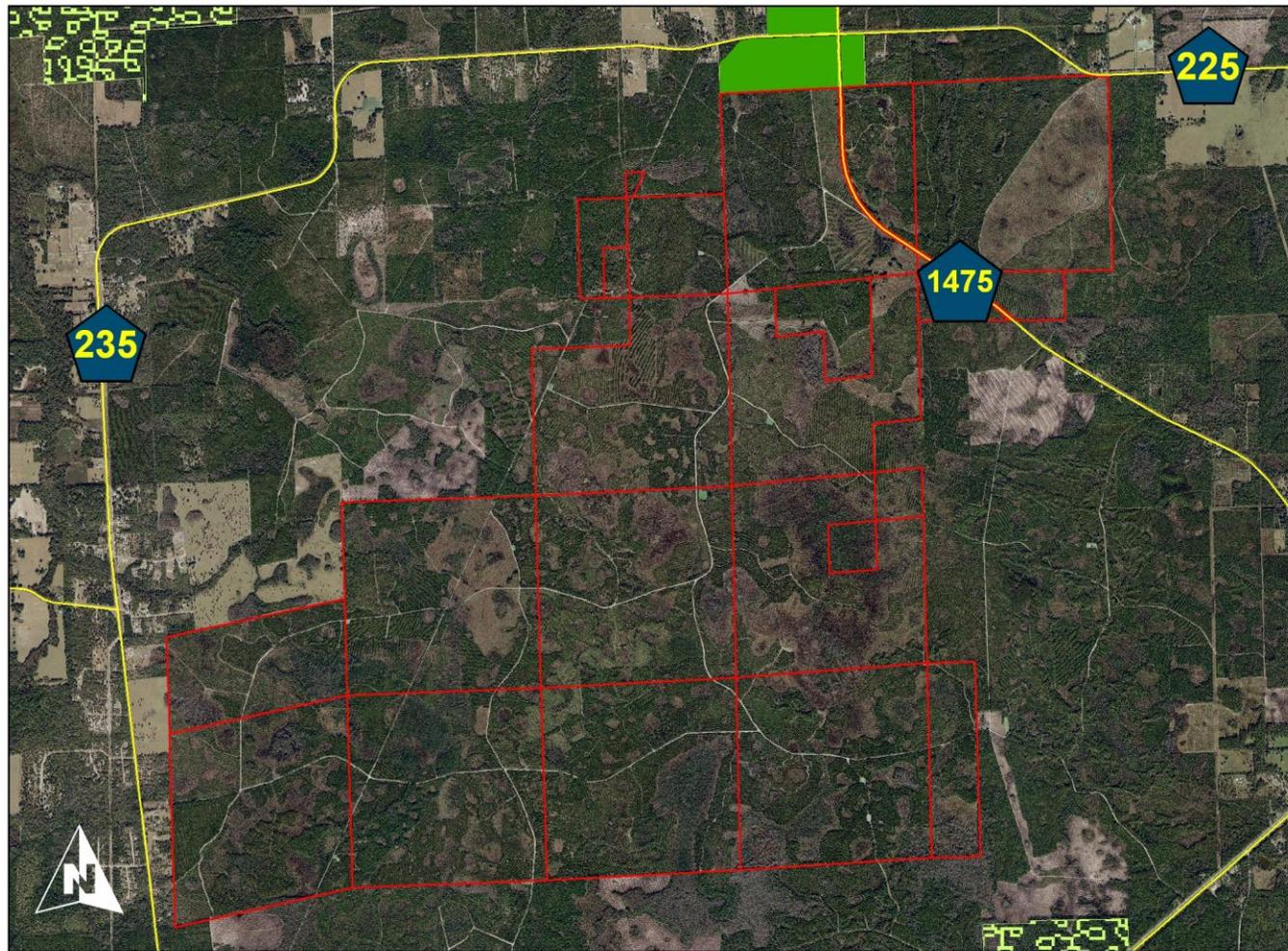
**Legend**

- Plum Creek Timber Parcels
- ACF Preserves
- FNAI Managed Areas
- ACF Projects
- Lakes
- Major Roads
- ▭ County Boundary



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.

# Northeast Flatwoods - Plum Creek Timber Aerial Map



### Legend

-  Plum Creek Timber Parcels
-  ACF Preserves
-  FNAI Managed Areas
-  Lakes
-  Major Roads
-  County Boundary



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