

**San Felasco Additions
Turkey Creek Hammock
06/12/09**

Project Score:	7.00 of 10.00	
Size:	379.52 acres	
Parcel Number:	05923-002-000, 31.63 ac 05923-003-000, 28.70 ac 05923-004-000, 36.00 ac 05923-005-000, 38.33 ac 05923-006-000, 35.78 ac 05923-007-000, 46.07 ac 05923-008-000, 29.00 ac 05923-009-000, 65.13 ac 05923-010-000, 40.34 ac 05923-011-000, 28.54 ac	
S-T-R:	33-8S-19E 34-8S-19E 4-9S-19E	
Just Value:	\$ 2,777,800	\$7,320/acre
Total: Just+bld+misc	\$ 2,777,800	\$7,320/acre

Natural Communities Upland Mixed Forest Basin Swamp Bottomland Forest Floodplain Forest Seepage Stream Sinkhole Pond Depression Marsh	Condition Very good Very good Good Fair to good Fair to good Good Good
Other: Mature slash pine plantation on former Upland Pine Forest	
Archaeological Sites	1 site on property 3 sites on boundary 21 sites within 1 mile 37 sites in SFHPSP

REPA Score: 7.29 of 9.44 San Felasco Additions Project
KBN Score: Ranked 28th of 47 projects (East 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 Turkey Creek Hammock parcels are located near US-441, south of the Turkey Creek Golf Course subdivision, and east of San Felasco Hammock Preserve State Park. Acquisition of this property would strengthen the buffer between San Felasco and adjacent urbanized land use, while protecting nearly one mile of Turkey Creek and its associated floodplain, and preserving good-quality upland and wetland natural communities, and numerous karst features.

Natural communities occurring within the property include diverse upland mixed forest (calcareous mesic hammock), mature slash pine plantation on former upland pine forest, basin swamp, floodplain swamp, bottomland forest, seepage stream, sinkhole pond, and depression marsh. Turkey Creek, a seepage stream originating several miles north and east of the evaluation site, enters the property from the east, flows northwest through two of the subject parcels, and forms a portion of the northern boundary of the property. The creek exits the property to the north, eventually entering San Felasco Hammock Preserve State Park (SFHPSP), where it 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.

Listed or tracked plant and animal species observed during the site evaluation included poppy mallow, cinnamon fern, royal fern, swallow-tailed kite and gopher tortoise. In addition, several plants which are either Florida spiny pod or angle pod (indeterminate due to lack of flowers or fruits) were also observed on the property.

Non-native plant species observed on the property were scattered and numerous, and included camphor tree, chinaberry, Chinese tallow, Japanese climbing fern, mimosa, sycamore, cottonwood, Chinese wisteria, and Mexican petunia. Most of the observed infestations were located along roads, fence lines and power lines, and with the exception of camphor and Japanese climbing fern, densities were fairly low. Significant and recent feral hog disturbance was noted near wetlands in the western and southwestern portions of the property, and evidence of rooting by nine-banded armadillo was observed throughout.

The property is composed of 10 parcels totaling approximately 380 acres. City of Alachua land use and zoning designations are Moderate Density Residential and Agriculture, respectively. Gross density allowed in the land use category is up to four units per acre.

The following resources are present:

FEMA 100-year Floodplain	–	approximately 155 acres (41%)
Wetlands	–	approximately 86 acres (23%)

This property is part of the existing Turkey Creek Development of Regional Impact (DRI). On April 20, 2009, the City of Alachua approved an amendment to the existing development order to allow 800 residential units on this 380-acre portion of the DRI.

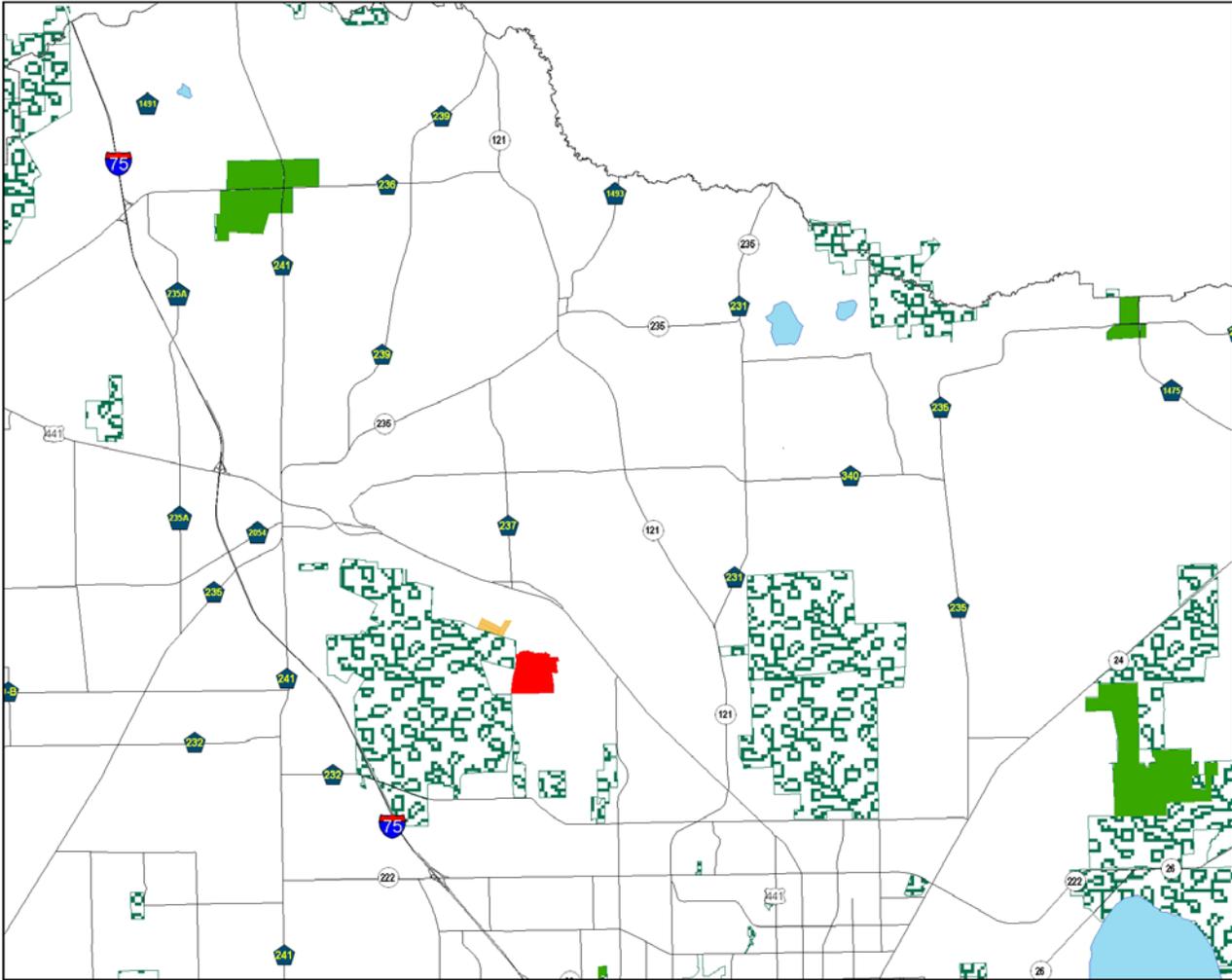
This development analysis is based on a limited desk-top review and is founded upon current Land Development Regulations and Comprehensive Plan policies.

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

San Felasco Additions - Turkey Creek Hammock June 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;		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;		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;		3		
	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;		4		
	G. Whether the property contains important, Florida-specific geologic features such as caves or springs;		4		
	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;		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;		5		
	E. Whether the property offers high vegetation quality and species diversity;		4		
	F. Whether the property has low incidence of non-native invasive species.		2		
(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			3.75	
	RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE	1.3333			5.00
(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;		1		
	B. Whether the overall resource values justifies the potential cost of acquisition;		2		
	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			3.00	
	RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE	0.6667			2.00
	TOTAL SCORE				7.00

San Felasco Additions - Turkey Creek Hammock Location Map



Legend

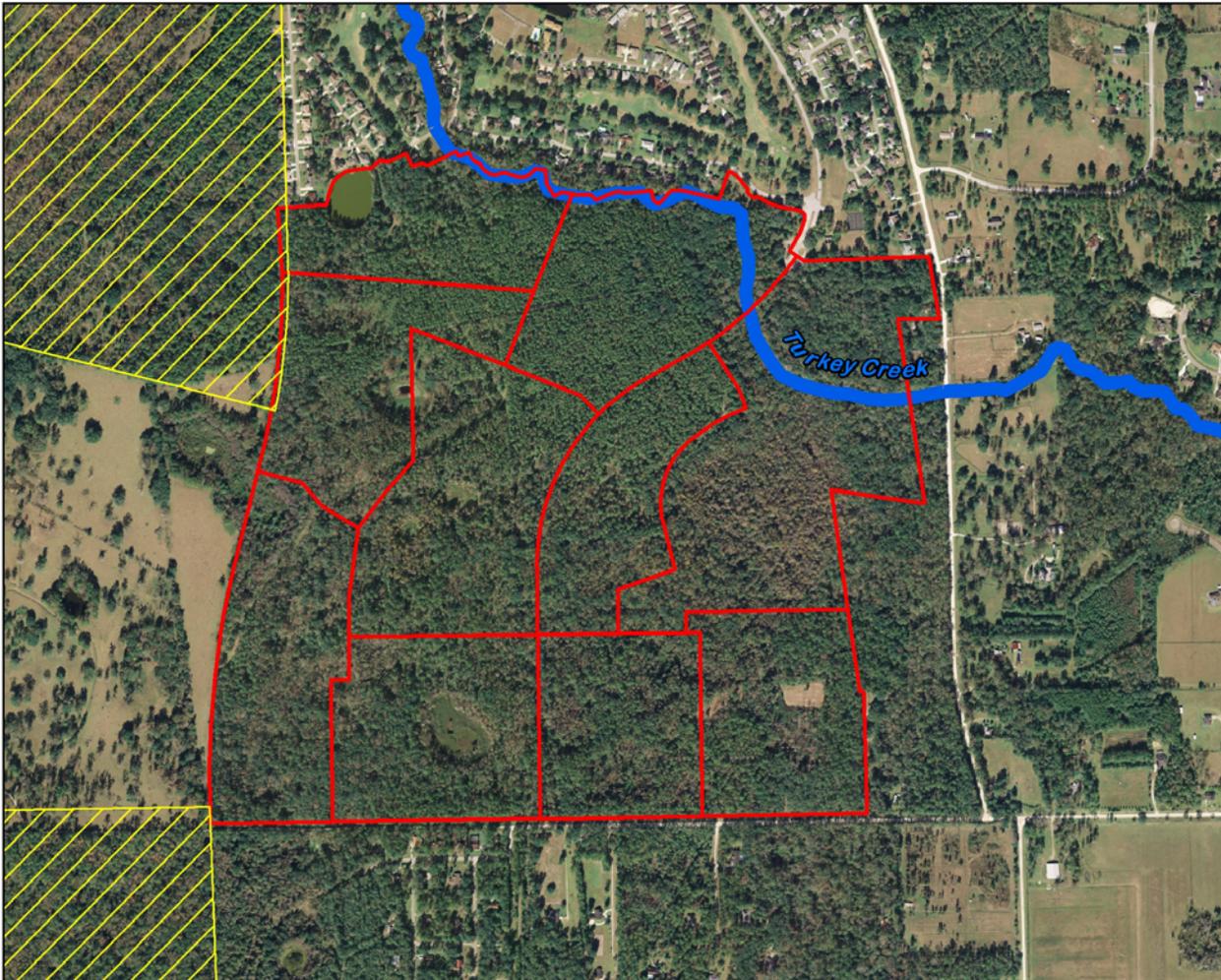
- Turkey Creek Hammock Parcels
- Martin & White Parcels
- ACF Preserves



0 0.5 1 2 3 4 5 Miles

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San Felasco Additions - Turkey Creek Hammock Aerial Map



Legend

-  Turkey Creek Hammock Parcels
-  San Felasco Hammock Preserve



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