Lochloosa Creek Flatwoods
Roberts Land & Timber
01/13/09 DRAFT

Project Score:		**6.73 of 10.00**
Size:		321.74 acres
Parcel Number:		18108-002-000 18235-000-000
S-T-R:		25-10S-21E 36-10S-21E
Buildings:		none
Just Value:	$ 317,200	$992/acre
Total: **Just+bld+misc**	$ 317,200	$992/acre

Natural Communities	**Condition**
Floodplain Swamp	Good
Hydric Hammock	Fair to Good
Xeric Hammock	Good
Sinkhole Pond	Fair
Dome Swamp	Fair
Depression Marsh	Fair to Good
Mesic Flatwoods	Fair
Rough Pasture	Good
Other: Large, active gopher tortoise colony present Historic well structure – not a FMSF site	

REPA Score: 7.87 of 9.44 Lochloosa Creek Flatwoods Project
KBN Score: Ranked 9th of 47 (Lochloosa Creek Headwaters Flatwoods)
Florida Forever: Lochloosa Wildlife Project–B List, Small Holdings
Outstanding Florida Waters: Connected to Lochloosa Lake, a "Special Waters" OFW

Overall Description:

The Roberts Land & Timber parcels are located near SE 152nd Street and County Road 2082, south of Phifer Flatwoods Preserve. The property is adjacent on two sides to the Grove Park Wildlife Management Area within the Lochloosa Wildlife Conservation Area. Plum Creek Timber Company owns the lands within the Grove Park WMA, which are governed by a conservation easement held by the St. Johns River Water Management District. The Wildlife Management Area is managed in cooperation by the landowners and the Florida Fish and Wildlife Conservation Commission for seasonal public hunting by permit. Acquisition of the Roberts Land & Timber parcels would preserve significant gopher tortoise habitat, protect a portion of the Lochloosa Lake watershed, and expand protected lands within the Lochloosa Creek Flatwoods Project.

The property primarily consists of rough pasture and floodplain swamp. The floodplain swamp community is connected to Lochloosa Creek, which flows into Lochloosa Lake, an Outstanding Florida Water, approximately 2.5 miles southeast of the property. The rough pasture community consists of a mature canopy of live oak and sand live oak, underlain by a mixture of pasture grasses with native grasses and forbs. A large, active gopher tortoise colony is present in this community, with highest densities occurring in the northeastern corner of the property. Data from a gopher tortoise survey performed in August 2008 indicate 29 active burrows were present on the property. Other natural communities on the property include hydric hammock, xeric hammock, sinkhole pond, depression marsh and mesic flatwoods. The condition of all of the natural communities ranges from fair to good, limited primarily by effects from past logging activities and hydrologic alterations.

Non-native plant species were not observed on the property during the January 2009 site visit, however given the past logging activity 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. Signs of recent feral hog activity were observed on the property during the January 2009 site visit.

The property is composed of two contiguous parcels totaling approximately 321 acres (319 + 2). Alachua County land use and zoning designations for both parcels are Rural/Agriculture and Agricultural, respectively. Gross density allowed in these classifications is one single family detached unit per five acres (1 unit/5ac). Approximately 67% of the perimeter of the larger parcel is adjacent to the Lochloosa Wildlife Management Area. The larger parcel lies entirely within the Lochloosa Creek Strategic Ecosystem.

The following conservation resources are present:

100-year Floodplain	– approximately 123 acres (38%)
Wetlands	– approximately 129 acres (40%)
Strategic Ecosystem	– approximately 319 acres (99%)
Preservation Buffer Overlay District	– minimum 100-foot buffer from Lochloosa WMA Boundary – approx. 24.6 acres (11%)

Current access to the property is via a privately maintained, unpaved road (the smaller parcel) that connects to CR 2082, a publicly maintained, unpaved road. The nearest publicly maintained, paved road is SE 152nd Street, located approximately 310 feet east of the access road along CR 2082.

Based on current access conditions, a maximum of six lots of at least five acres each could be created on the larger parcel. The smaller parcel, due to area and configuration limitations, could be used only for access to the larger parcel. All wetlands, required wetland buffers, and up to 50% of uplands would be required to be protected in perpetuity via conservation easement and could not be included within lot boundaries. All lots would need to have sufficient buildable area outside of 100-year flood zones. Wetland buffers, non-wetland flood zones, and Preservation Buffer Overlay areas would count toward upland conservation. As a result, the six lots would be located on 96 upland acres (321 total acres - 129 wetland acres = 192 upland acres; 192 x .50 = 96). Final configuration of the preserved area would be based on evaluation of several factors, including contiguity with adjacent conservation/preservation/wildlife management area lands.

If the owner/developer paved all internal subdivision roads to county standards, and provided paved access to SE 152nd Street to county standards, the property might be developed as a Rural/Agriculture Clustered Subdivision. Up to 88 lots might be created on the 96 acres of developable uplands (321 total acres / 5 units per acre = 64 units; 64 units + 2 units [cluster bonus] = 66 units; 66 units + 22 units transferred from the 225-acre conservation area [321 – 96 = 225] @ 1 unit per 10 acres). The same wetland and upland protections would apply. This development analysis is based on a limited desk-top review and is founded upon current Land Development Regulations and Comprehensive Plan policies.

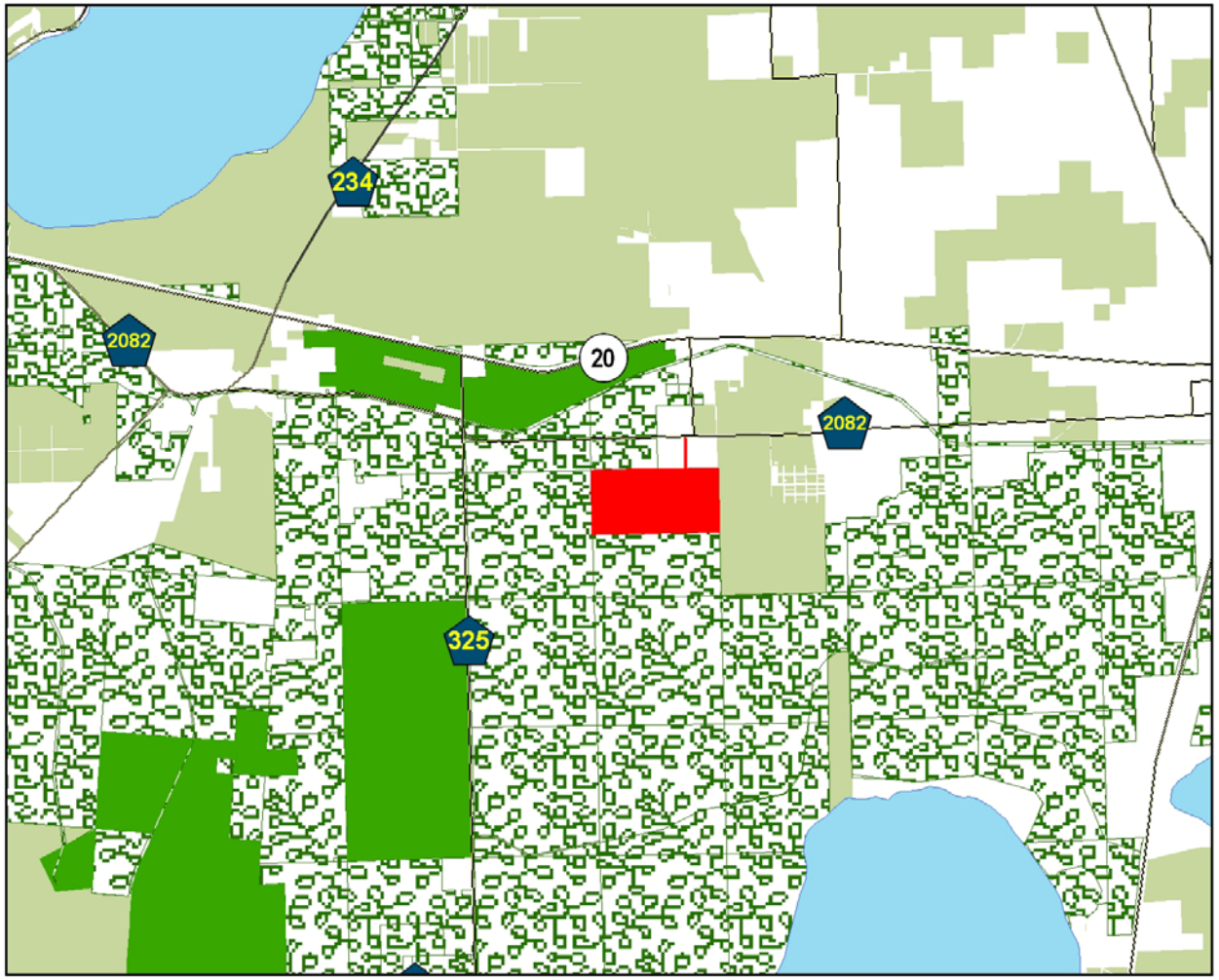
The landowner is considering utilizing the property as a sending parcel in a Planned Development Transfer of Development Rights (PDTDR).

The site possesses good recreation potential given its proximity to the Lochloosa Wildlife Conservation Area, Phifer Flatwoods Preserve, Longleaf Flatwoods Preserve, and access by way of public roads.

Lochloosa Creek Flatwoods - Roberts Land & Timber January 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;		2		
	B. Whether the property serves an important groundwater recharge function;		2		
	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;		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;		4		
	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.		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;		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.		4		
	AVERAGE FOR ENVIRONMENTAL AND HUMAN VALUES			3.15	
	RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE	1.3333			4.20
(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;		2		
	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		4		
	AVERAGE FOR ACQUISITION AND MANAGEMENT VALUES			3.80	
	RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE	0.6667			2.53
	TOTAL SCORE				6.73

Lochloosa Creek Flatwoods - Roberts Land & Timber Location Map



Alachua County, Florida
Environmental Protection

Legend

- Roberts Land & Timber
- ACF Preserves
- Conservation Lands
- ACF Projects

Alachua County FOREVER

N W E S

0 0.5 1 2 Miles

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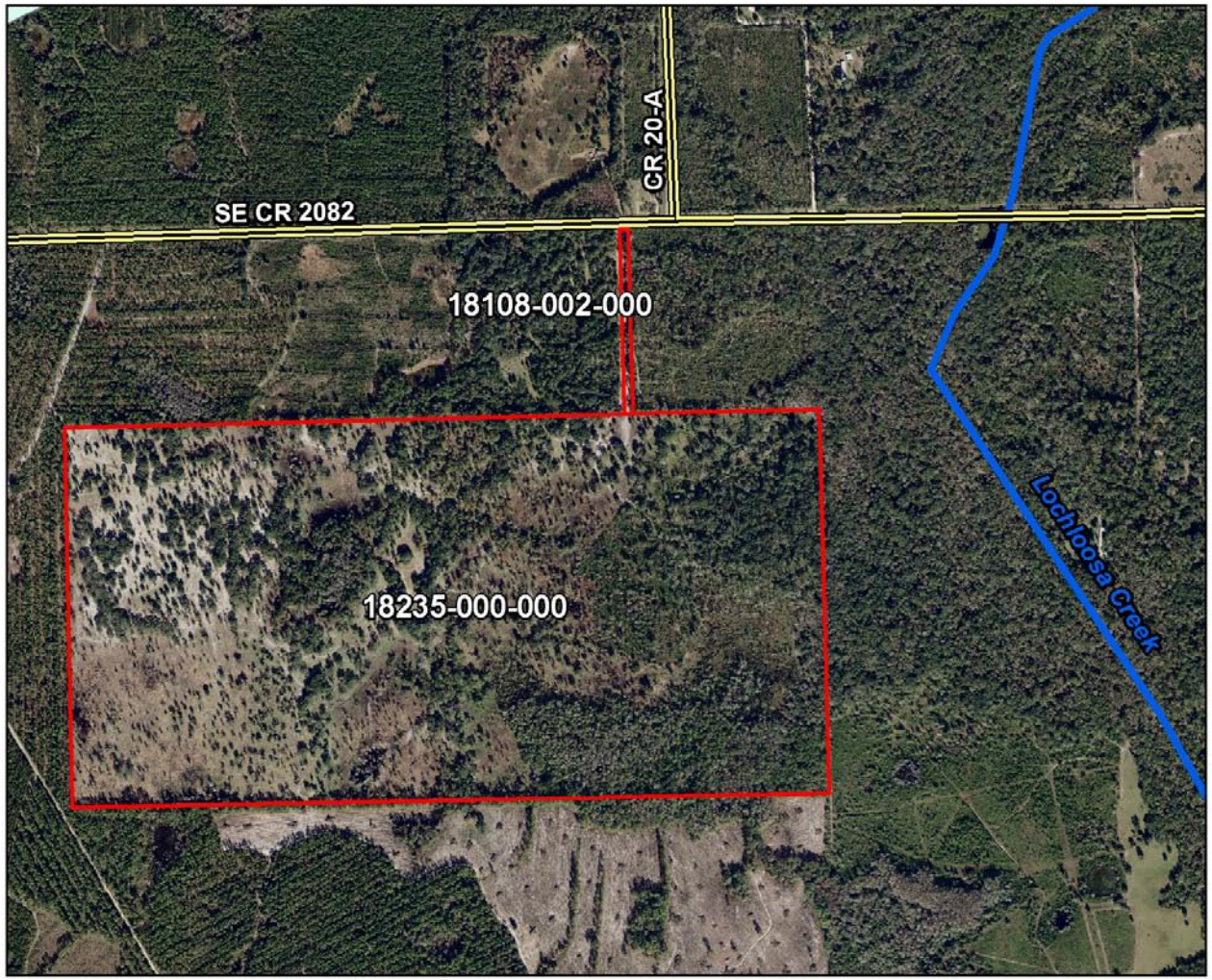
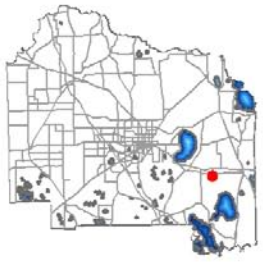
Lochloosa Creek Flatwoods - Roberts Land & Timber Aerial Image



Alachua County, Florida
Environmental Protection



Alachua County FOREVER

N W E S

0 250500 1,000 1,500 2,000 Feet

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