

San Felasco Additions
Shermyen
3/10/05

Inspection Date: March 10, 2005
Parcel Numbers: 04037-000-000
Size: 80 acres
S-T-R: 25-8-18
Buildings: 0
Just Value: \$240,000 or \$3,000/ acre
Project Score: 6.47 of 10.0

Overall Description:

The Shermyen property lies within the San Felasco Additions Alachua County Forever Project. It consists of 80 acres within the City of Alachua located to the east of CR 241, off of NW 122nd Terrace (Map 1). San Felasco Hammock State Preserve Park is located along the northern and eastern boundary of the property (Map 2). Protection of the Shermyen tract would provide a buffer to San Felasco Hammock Preserve and according to state biologists, aid in the management of the northern portion of the Preserve. The property is on the State Parks Acquisitions and Inholdings List as part of the Optimum Park Boundary for San Felasco Hammock Preserve, and the State is interested in managing the property if acquired fee simple.

The Shermyen property contains approximately 50 acres of fair to good quality regenerating calcareous mesic hammock, 20 acres of recruiting loblolly and slash pines and ten acres of rough pasture that are impacted by kudzu.

The San Felasco Project scored 7.29 of 9.44 on the Rapid Ecological Project Assessment (REPA) and is ranked 13th of 33 projects evaluated to date. The San Felasco parcel is not included in the Alachua County Ecological Inventory Project (KBN Study).

Natural Communities:

<u>Type</u>	<u>Quality</u>
Calcareous Mesic Hammock	Fair-Good

Other

Rough Pasture
Old Field Successional Pine

Key Species:

The Shermyen property contains habitats that were deemed potentially significant for eight animal species modeled by the Florida Fish and Wildlife Conservation Commission (FFWCC), including bobcat, turkey and eastern indigo snake. Listed species observed during the staff visit include gopher tortoise (species of special concern), and southern lady fern (threatened). Deer and turkey were also seen on the site.

Key Features:

The Shermyen property shares two boundaries with the San Felasco Hammock Preserve State Park. Acquisition of the property would provide a buffer to the Preserve and assist with management.

The property consists primarily of second growth calcareous mesic hammock. It has moderate diversity; it appears to have been logged in the past and is regenerating naturally. Species present include sweetgum, laurel oak, water oak, sweetleaf, American holly, Southern magnolia, pignut hickory, Florida maple, Florida dogwood, red cedar, live oaks, southern red oak, laurel cherry, slash pine, saw palmetto, and ebony spleenwort. There were several tree falls onsite from recent hurricane activity. Limestone fragments were seen throughout the property. According to the Soil Survey of Alachua County Florida (1985) and plant species composition, it appears as though parts of this habitat may have once been upland pine forest.

Approximately 20 acres of the property are old field successional pine forest with recruiting slash and loblolly pines. According to the landowner, the area was logged around 1975 and was not replanted or bedded. Other species include water oak, laurel oak, and sweetgum.

The northeast and northwest corner of the property can best be characterized as rough pasture. Kudzu is a major problem in these areas and the landowner is currently in the process of utilizing mechanical means to eradicate the plant from the property.

Management:

The Shermyen property is adjacent to San Felasco Hammock Preserve State Park and would be managed by the Florida Park Service if acquired fee simple.

Invasive plants pose a significant management challenge on the property. Kudzu is growing in two large areas, which the landowner is trying to control.

The 20 acres of successional pine forest would benefit from thinning and possibly prescribed fire. The remainder of the property is composed primarily of calcareous mesic hammock and needs little active management, with the exception of invasive plant monitoring and control.

Recreation:

Recreational opportunities on the Shermyen property would depend on whether the site is protected through a conservation easement or full fee acquisition. Any recreational activities would likely be developed in association with those existing on the adjacent state preserve.

Parcel Data:

The 2005 Alachua County Property Appraiser's (ACPA) just or land value for the property is \$240,000 or \$3,000 per acre. These figures are for comparative purposes between nominated properties and are not necessarily an accurate reflection of the true cost of the property if acquired by the ACF program. There are no buildings on the parcel.

This property is in the City of Alachua where there is a strong demand for single-family residential use. The property has a future land use and zoning designation of Agricultural. The adjacent properties to the north and east are part of San Felasco Hammock State Preserve Park and is zoned Conservation. The properties to the west and south are large residential lots and are zoned Agricultural.

The majority of the site is heavily forested. Under the City of Alachua land use and zoning category of Agricultural and based on the history of the adjacent private lands, the site

could readily be developed for residential uses. The entire site is upland and there are no natural features on the subject area that would have increased protection from development activities under current regulations. The subject property has no direct road access. There are two cul-de-sacs (NW 119 & 120 Terrace) on adjacent properties to the south.

This development review is based on a limited desk-top review and relates to the current regulation (1991 Comp Plan and Land Development Regulations) as well as policies in the new updated 2002 Comp Plan, which is expected to take effect in early 2005.

The owner has indicated that he is currently open to all options (fee simple or less-than-fee). He would like to retain a portion of the property for future homesites for his children.

Other:

There are no Division of Historical Resources Master Site File locations on the property, although there are several sites located in close proximity to the property.

Literature Cited:

KBN, a Golder Associates Company. 1996. Alachua County Ecological Inventory Project.
Prepared for Alachua County Department of Growth Management, Gainesville, Florida.

Thomas, B.D., E. Cummings, and W.H. Whittstruck. 1985. Soil Survey of Alachua County, Florida. USDA/NRCS in cooperation with the University of Florida, Institute of Food and Agricultural Sciences, Soil Science Department and the Florida Department of Agriculture and Consumer Services