

Lochloosa Slough Flatwoods

Hall

5/26/2022

Project Score		Natural Community	Condition
6.4 of 10.00		Upland Hardwood Forest	Good
Inspection Date		Sinkhole	Fair
5/12/2022		Depression Marsh	Poor
Size			
113.75			
Parcel Number	Acreage	Other	Condition
20004 004 000	20	Improved Pasture	
20004 003 000	20	Former Sandhill	
20004 001 002	10		
20004 001 001	10		
20004 001 000	10		
20004 000 000	10		
19995 002 000	23.75		
20004 009 000	10		
Section-Township-Range		Bald Eagle Nests	
11-11-22		1 within 1 mile	
Buildings		Archaeological Sites	
ACPA - 5, 10 onsite		0 onsite, 3 site within 1 mile	
Just Value	Just Value Per Acre		
\$343,625	\$3,020.88		
Total Value (Just, Misc, Bldg)	Total Value Per Acre	Acquisition Type	
\$366,303	\$3,223.08	Conservation Easement	

REPA Score: 7.73 of 9.44 (Lochloosa Slough Flatwoods)

KBN Rank: 26 of 47 Projects (East Lochloosa Forest)

Overall Description:

The Hall property, nominated for a Conservation Easement, is located within the Lochloosa Slough Flatwoods Project Area in southeastern Alachua County, south of Hawthorne, east of Lake Jeffords and US Highway 301. It is located west of and shares a 920 ft boundary with Fox Pen Preserve, which is jointly owned by Alachua County and Alachua Conservation Trust (ACT), and managed by ACT. The property consists of eight parcels (ACPA TPN 19995-002-000, 20004-000-000, 20004-001-000, 20004-001-001, 20004-001-002, 20004-003-000, 20004-004-000, 20004-009-000) under one ownership that total 113.75 acres. Approximately nine acres of the Hall property fall within the East Lochloosa Forest Strategic Ecosystem. The property is made up of several natural and altered community types including upland hardwood forest, depression marsh, a sinkhole pond, former sandhill, and improved pasture, with wetlands only covering approximately 6% of the property.

A Conservation Easement on this property would provide a buffer to Fox Pen Preserve and add to the corridor of other protected conservation land including Lochloosa Slough Preserve (ACF), Lochloosa Wildlife Conservation Area (SJRWMD), and Orange Creek Restoration Area (SJRWMD). The surrounding conservation lands and portions of the Hall property fall within the Florida Wildlife Corridor.

The property has been used by the Hall family for many years for recreating, hunting, and raising cattle. Some small portions of the properties northern and southern edges were converted to agriculture as early as 1937, but much of the property remained in what appears to be a natural state through the first half of the 20th century. The aerial images from the 1930's through 1961 show widely spaced tree canopies, with an open understory. In the mid-1960's, aerial images show the western two parcels having been converted to improved pasture, and much of the remaining parcels having an increase in tree canopy density.

Presently, the western two parcels are still used as pasture, and there were 15 head of cattle at the time of the site visit. This area is divided into two fenced pastures, with a corral area in the northwest corner of parcel 20004-000-000. Staff observed gopher tortoise burrows and other animal dens in these pastures. The northern field is planted in Bermuda grass and used to cut hay; the southern pasture has irrigation sprinklers throughout.

The sinkhole in the southern pasture was holding water at the time of the site evaluation, and usually does year-round according to Mr. Hall. The whole footprint of the sinkhole is roughly $\frac{3}{4}$ of an acre in size and is fenced to keep cattle out. The vegetation on the slopes of the sinkhole included live oak, sweetgum, red cedar, wild olive, and cabbage palm, with blackberry and smilax dominating the understory. There was a dense population of water hyacinth in the water at the base of the sinkhole, and there was a moderately dense population of camphor trees on the slopes. Tropical soda apple, and tuberous sword fern were also identified here, but in lower densities.

Parcels 20004-009-000 and 20004-004-000 are predominantly former sandhill with co-dominant longleaf pine, laurel oak, and sand live oak in the overstory. Other tree species include bluejack oak, sand post oak, southern magnolia, and sand pine. The understory had scattered remnant sandhill species present including wiregrass, shiny blueberry, sparkleberry, deerberry, tailed bracken fern, numerous pawpaw species, and Florida Indian plantain – an endemic species to Florida. In general, parcel 20004-009-000 was more open in the understory, whereas parcel 20004-004-000 was much thicker with young hardwoods. An active gopher tortoise was observed outside its burrow in this southern parcel. Parcel 20004-009-000 has a developed area with a mobile home and three outbuildings for storage on the north end near the access road. This home is currently just used for occasional overnight and weekend stays.

Parcel 19995-002-000 has been recently planted in sun hemp and millet on the southern end. The northern portion of this parcel transitions to upland hardwood forest in good condition with numerous mockernut and pignut hickories, as well as loblolly pine, flowering dogwood, live oak, and laurel oak. Saw palmettos, wiregrass, beautyberry, bracken fern, sandhill milkweed, coral bean, and angle pod – a state threatened species – were found in various densities across this parcel. Small patches of the northern section of this parcel have historically been cleared for food plots but are not being maintained as such presently. There is also an old, partially collapsed barn in the central portion of this parcel.

Parcels 20004-001-001, 20004-001-002, and 20004-003-000 each have some sections that have also been cleared and planted with sun hemp and millet, including one area about 7 acres in size. The remaining areas are mostly former sandhill overgrown with hardwoods and have similar species

described in other parcels. At the southwest corner of parcel 20004-003-000 is a small depression marsh that extends onto the adjacent property. This depression marsh is in poor condition with sparse vegetation. Andropogon grasses, maidencane, and pasture grasses were present, along with live oak, swamp tupelo, sweetgum, and dahoon along the edges. In the northern portion of parcel 20004-001-001 there are several structures including a relatively new pole barn, with at least four other sheds/outbuildings and farm equipment. There was also an active gopher tortoise burrow in this location.

Although the property has been significantly altered from its former natural state, many remnant plant species still exist on the property, including the state threatened angle pod and the state endemic Florida Indian plantain. Overall, high densities of exotic plants were most concentrated around the sinkhole, with scattered as individuals in smaller densities through the other parcels. Numerous active gopher tortoise burrows (and one tortoise) were observed on the property, as were turkeys, sandhill cranes, cattle egrets, red-bellied woodpecker, and northern parula. The landowner has observed black bears, bald eagles, eastern diamondback rattlesnakes, alligators, and white-tailed deer using the property. Some scattered solid waste was observed on the property in various areas – mostly glass bottles and common historic household waste – but only in small quantities. No archaeological sites are known to occur on the property.

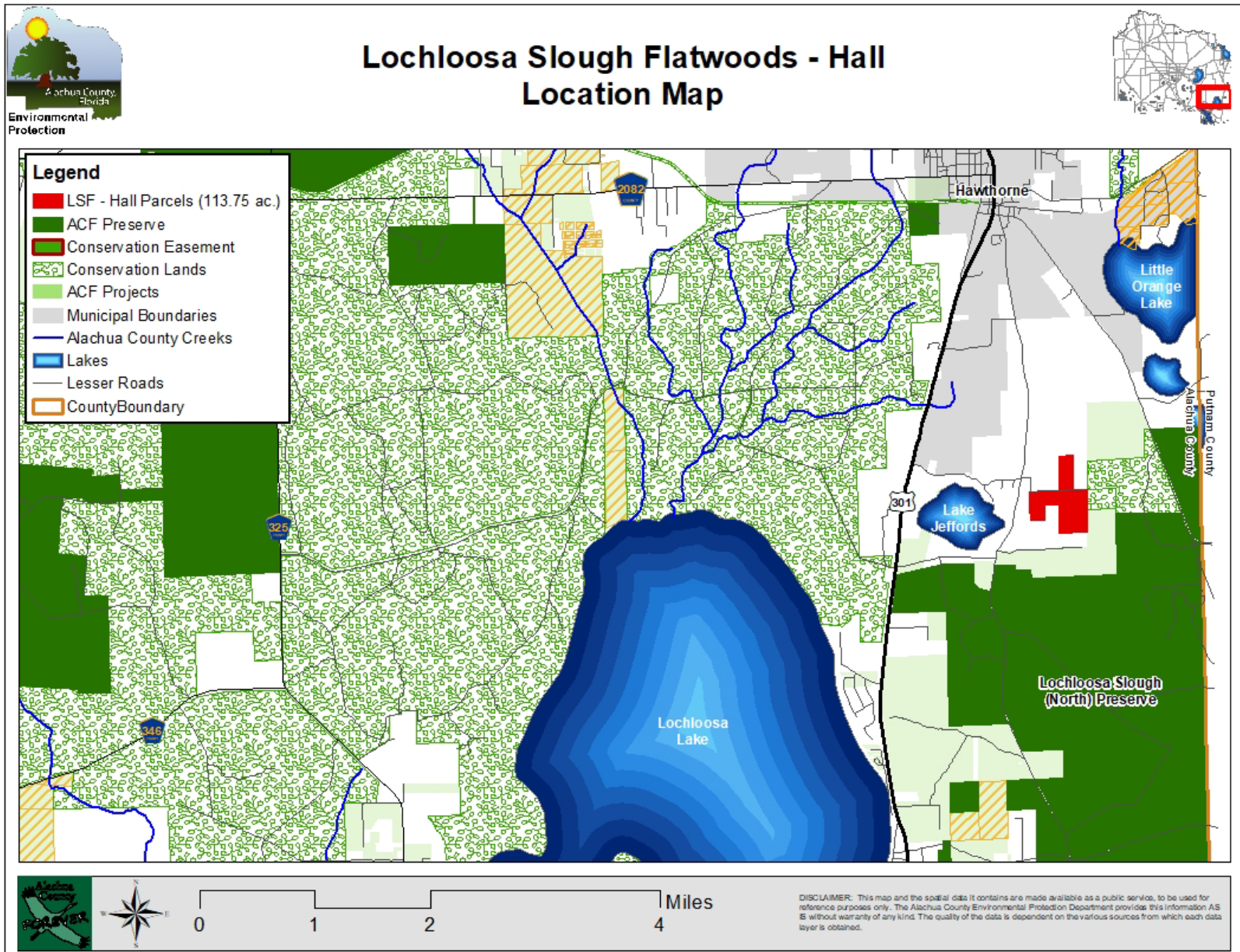
Development Review:

This development analysis is based on a limited desk-top review and is founded upon current County Land Development Regulations and Comprehensive Plan policies. The Development Scenario is oversimplified and is meant only to convey a general sense of the potential of development intensity that could be possible based on land use and zoning conditions.

Under the current land use and zoning of Rural/Agriculture, development of the parcels is limited primarily to agricultural uses and low-density single-family development (1 unit per 5 acres), with other development types allowed on a limited basis. There are natural features on the parcels that would have protection from development activities under current regulations. Review of wetlands data and aerial imagery indicates there are several wetland areas on the subject property, totaling approximately 6.97 acres. The wetlands on site would be protected by Chapter 406, Article VI of the Unified Land Development Code (ULDC), as well as an upland buffer that would be required to maintain a 50' minimum, 75' average width. The wetlands are located primarily within the northeast corner of parcel 19995-002-000. There also wetlands along the northeast and southwest corners of parcel 20004-003-000 and an isolated wetland on parcel 20004-000-000. Approximately 9.17 acres of the subject property falls within the East Lochloosa Forest strategic ecosystem. The strategic ecosystem overlay generally coincides with the wetland areas in the northeast corners of parcels 19995-002-000 and 20004-001-002. The location and extent of strategic ecosystem resources must be evaluated but could result in at least 50% of the uplands on site or the entire resource area being protected as a conservation management area, whichever is lesser. Given these areas are likely wetlands and upland buffers based on wetlands GIS data, it's unlikely additional area would be protected.

These properties are still developable given the current zoning and future land use and the location and extent of the wetlands and strategic ecosystem overlay on the parcels. However, the remote location, limited availability of infrastructure, construction costs, and generally limited development demand in the area would limit development potential for these sites.

Lochloosa Slough Flatwoods - Hall - Date					
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;		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;		1		
	D. Whether the property serves an important flood management function.		1		
(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;		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.		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;		4		
	B. Whether the property serves as documented or potential habitat for species with large home ranges;		5		
	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;		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;		1		
	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			3.00	
	RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE	1.333			4.00
(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.		5		
(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;		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			3.60	
	RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE	0.667			2.40
	TOTAL SCORE				6.40



I:\Land Conservation\Land Conservation Matrix\Lochloosa Slough Flatwoods\LSL site specific evaluations\Hall
 Prepared by Ryan Kennelly on May 26, 2022



Lochloosa Slough Flatwoods - Hall



Legend

- LSF - Hall Parcels (113.75 ac.)
- Conservation Lands



0 750 1,500 3,000 Feet

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.