

Lochloosa Slough Flatwoods

Lochloosa Slough

9/27/2018

Project Score		Natural Community	Condition
7.87 of 10.00		Mesic Hammock	Fair
Inspection Date		Mesic Flatwoods	Poor-Good
9/12/2018		Baygall	Good
Size		Basin Swamp	Poor-Good
1879		Dome Swamp	Fair
Parcel Number	Acreage	Floodplain Swamp	Good
20134-000-000	112.5 in part	Blackwater Stream	Good
20156-000-000	132.5	Basin Marsh	Fair-Good
20162-000-000	591.4	Depression Marsh	Good
20167-000-000	235.8	Flatwoods Lake/Pond	Fair-Good
20214-000-000	240.1	Wet Flatwoods	Poor-Fair
20218-000-000	365.4	Other	Condition
20227-000-000	201.3	Pine Plantation	
Section-Township-Range		Old Field Pine Plantation	
35-11-22	10-12-22	Farm Pond	
01-12-22	11-12-22	Semi-Improved Pasture	
02-12-22	12-12-22		
03-12-22			
Buildings		Archaeological Sites	
None		0 Recorded on site, 2 in 1 mile	
Just Value	Just Value Per Acre	Bald Eagle Nests	
\$1,730,100	\$921	2 in 1 mile	
Total Value (Just, Misc, Bldg)	Total Value Per Acre		
\$1,730,100	\$921		
Acquisition Type			
Fee Simple			
REPA Score		7.73 of 9.44	
KBN Score		Ranked 15 of 47 projects (Lochloosa Slough)	
Outstanding Florida Waters		Lochloosa Lake 1 mile to the west	

Overall Description:

The Lochloosa Slough property consists of 7 parcels, located on US 301 in eastern Alachua County, near Island Grove, FL. The parcels are southeast of Lochloosa Lake and connect to Lochloosa Wildlife Conservation Area at US 301 one mile north of Island Grove. The parcels include most of the Lochloosa Slough Strategic Ecosystem, in the Lochloosa Slough Flatwoods Project Area. These parcels encompassing most of Lochloosa Slough were identified as keystones in the development of this Project Area consisting of the only forested wetland connection in Alachua County between Lochloosa Lake and Orange Creek, the Ocklawaha River, and the St Johns River. Lochloosa Slough drains Lochloosa Lake to Orange Creek and the parcels directly connect to the Orange Sink Restoration Area on the eastern boundary.

Historic aerial imagery shows that prior to 1938 noticeable agricultural clearing occurred in many of the uplands north and south of Lochloosa Slough with evidence of grazing or selective logging within adjacent flatwoods. Although there were no signs of clearing in Lochloosa Slough, 1.2 miles were ditched from the current location of US 301 and east through the strand swamp as of 1938. The limerock county road, SE 225th Rd, crossing Lochloosa Slough was apparent in 1938. US 301 was also a limerock road until construction of the highway by 1961. By 1957 much of the canopy pines were cleared and by around 1968 - 1974 uplands were converted to pine plantation. The flatwoods pine canopy in the easternmost parcel to the south of the slough nearest to Orange Creek was clearcut by 2004. Around 2010 almost all parcels south of the slough and west of SE 225th Rd were cut. By 2014 remaining parcels south of the slough were clearcut as well as most parcels north of the slough. All uplands currently have been replanted and for the most part bedded.

At present, natural communities on site are generally in good to poor condition. The dominant community is pine plantation with a mixture of slash pine and loblolly pine in the overstory. The shrub layer is dominated by gallberry, with varying levels of saw palmetto, huckleberry, wax myrtle, *Lyonia* spp. and *Vaccinium* spp. Some grassy and herbaceous flatwoods groundcover species persist on site, including *Carphephorus odoratissimus*, *Liatris* sp., *Pityopsis graminifolia*, *Eragrostis* sp., *Andropogon* spp., *Rhexia mariana*, and *Sabatia brevifolia*. Bedded pine plantation has not been burned and as a result, fuel loading is high, although ongoing management with prescribed fire is achievable after thinning. Wetlands occupy 65% of the site and the floodplain swamp along Lochloosa Slough is generally in good condition.

Basin swamps are in good to poor condition. Pines dominate the canopy overstory in the basin swamp on the north end of the property with a shrub/bald cypress understory. Basin swamp adjacent to Lochloosa Slough is in good condition. Understory herbs include ferns and mignonette orchid. Basin and depression marshes are in good condition with native grasses such as maidencane dominant. Seepage wetlands such as baygall along Lochloosa Slough are generally in good condition with a dense canopy of older mature sweetbay and loblolly bay and scattered fern understory.

A few non-native, invasive plant species occur on the property at low to moderate levels. The most widely established is torpedo grass, which forms dense patches on some of the pine plantation access trails south of Lochloosa Slough. One patch of cogon grass occurs on these roads as well. Lochloosa Slough along SE 225th Rd. has patches of non-native invasive plants, including: elephant ear, wild taro, tropical soda apple, small-leaf spiderwort, and air potato. Scattered vaseygrass occurs along access roads and trails. The northernmost parcel has patches of air potato and Chinese tallow surrounding the smaller pond.

Three commercially exploited plants occur on the property: Saw palmetto (*Serenoa repens*), Royal fern (*Osmunda regalis*), and Cinnamon fern (*Osmunda cinnamomea*). One Florida endemic yellow milkwort (*Polygala rugelii*) occurs in mesic flatwoods, wet flatwoods, and pine plantation. Wildlife observed onsite during the site evaluation include: American alligator, Gopher tortoise, White-tailed deer, White eyed vireo, Red-eyed vireo, Blue-grey gnatcatcher, Northern cardinal, Red shouldered hawk, Great egret, Great blue heron, Downy woodpecker, Northern parula warbler, Northern water thrush, Carolina wren, Turkey vulture, Black vulture, Turkey, Eastern pond hawk, Golden orb weaver, Spiny orb weaver, and Eastern black swallowtail. Occurrence records exist for black-crowned night-heron, Tri-colored heron, Snowy egret, Little blue heron, White ibis, Wood stork, Black bear, Bobcat, Cooper's hawk, Great egret, Indigo snake, and Spotted turtle.

Infrastructure/Improvements on the property include a network of vehicle access trails with gates along county roads SE 225th Rd. and SE 177th Ave. No archaeological sites are known to be on site. Two are mapped within one mile.

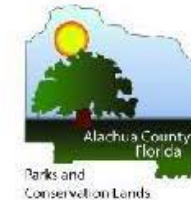
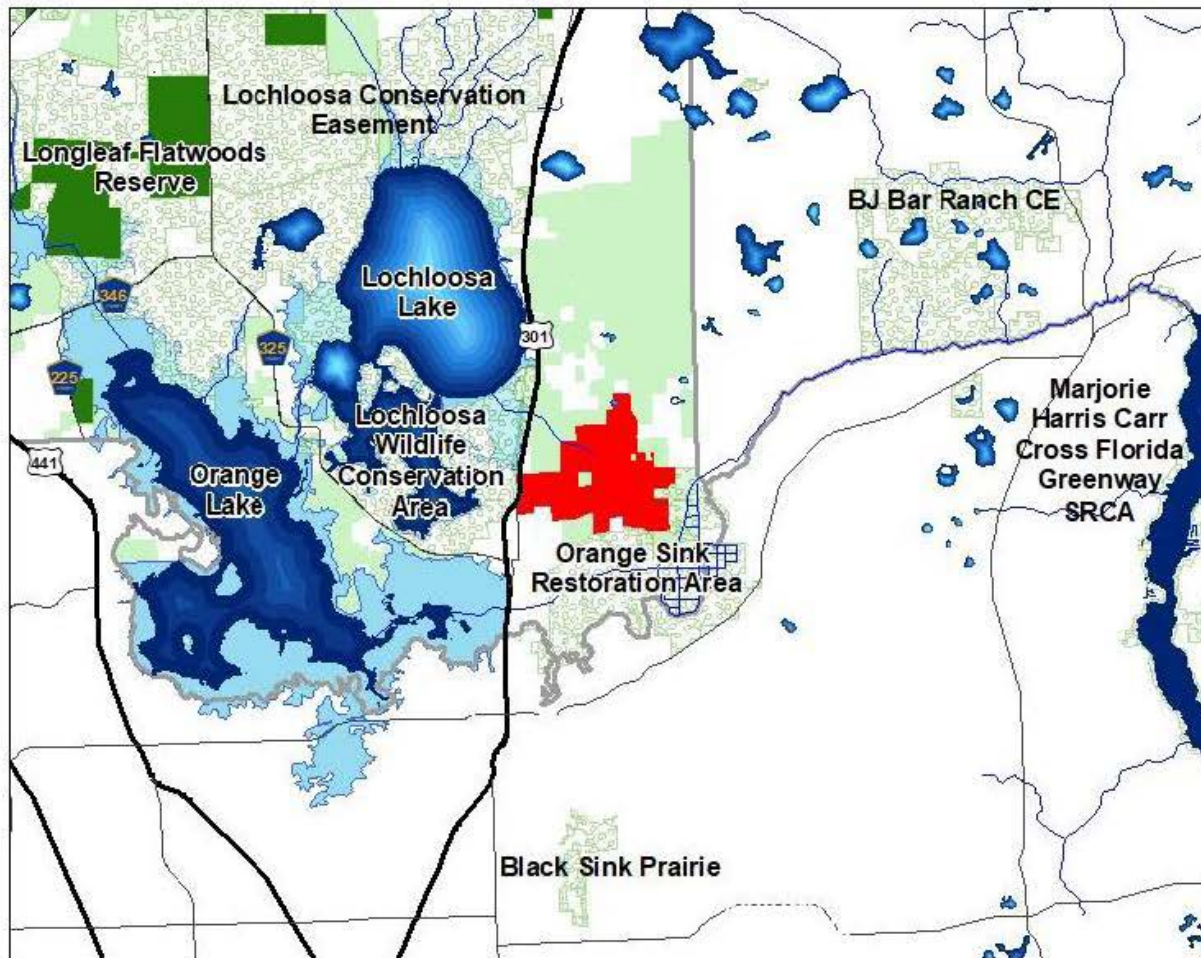
Development analysis:

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 scenarios are oversimplified, and are meant only to convey a general sense of the potential of development intensity that could be possible based on land use and zoning conditions. The 7 parcels are zoned Agricultural and have a Land Use designation of Rural/Agricultural and therefore are not protected from development. Based on a density of 1 unit/5 acres up to 375 residential units could be built with an additional 95 units if residential development is clustered and 50% of the delineated strategic ecosystem area is set aside as conservation. With over half the project area comprised of wetlands, preservation of the associated 75-ft. average wetland buffers, 100-year flood zone, strategic ecosystem requirements, and necessary infrastructure (roads, stormwater basins, utilities, etc.) there would be technical and regulatory limitations to achieve the allowable density units. Considering the rural location has few residential structures on large parcels, there would probably be less interest and demand for residences on smaller lots at this remote location. Therefore the likelihood of development for the 7 parcels is only moderate

Lochloosa Slough Flatwoods - Lochloosa Slough			September 27, 2018		
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;		4		
	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;		4		
	B. Whether the natural communities present on the property are rare;		4		
	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;		5		
	E. Whether the property is adjacent to properties that are in public ownership or have other environmental protections such as conservation easements;		4		
	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.		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;		5		
	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;		5		
	D. Whether the property serves as a special wildlife migration or aggregation site for activities such as breeding, roosting, colonial nesting, or over-wintering;		4		
	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		
	AVERAGE FOR ENVIRONMENTAL AND HUMAN VALUES				
	RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE	1.3333			5.20
(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.		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;		4		
	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 owner intent.		2		
	AVERAGE FOR ACQUISITION AND MANAGEMENT VALUES			4.00	
	RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE	0.6667			2.67
	TOTAL SCORE				7.87

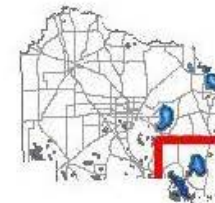
Lochloosa Slough Flatwoods- Lochloosa Slough Property Location

Map 1



Legend

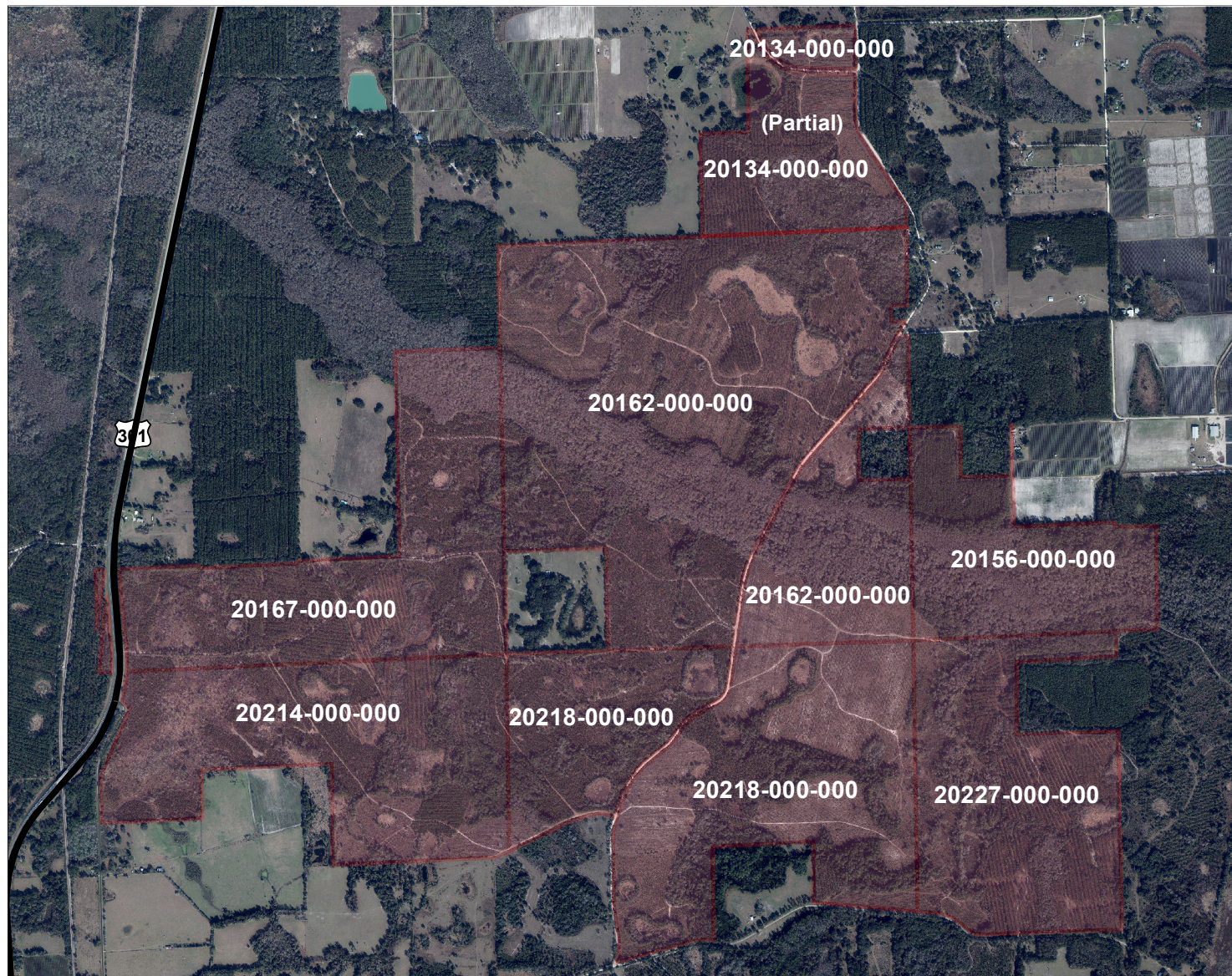
- ACF Preserves & CE
- Conservation Lands
- Lochloosa Slough
- ACF Projects
- Lakes
- OFW's
- Drainage




0 8,000 16,000 32,000 48,000 Feet

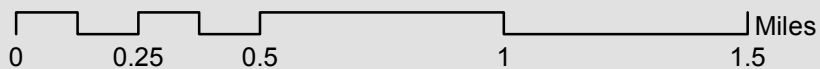
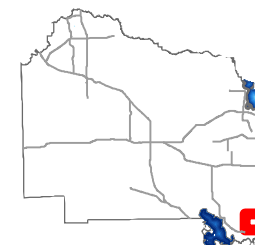
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Lochloosa Slough Flatwoods - Lochloosa Slough



Legend

 Lochloosa Slough (~ 1,879 ac)



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