

**Pine Hill Forest
Walker
3/22/2018**

Project Score:	5.00 of 10.00		Natural Communities	Condition
Size:	Parcel size 23.28 acres, donated portion 18 acres		Upland Mixed Forest	Poor
Parcel Number:	06303-040-000		Mesic Flatwoods	Fair-Poor
S-T-R:	31-09-19		Other	
Buildings:	3 (home, barn/stables, pole barn)		Improved Pasture	
Just Value:	\$167,600	\$7,199/acre	Old Field Successional Forest	
Total: Just+bld+misc	\$284,800	\$12,234/acre	Low Impact Development	
Acquisition Type	Donation			
			~5 miles to the nearest documented Bald Eagle nest	
			1 master site file archaeological site on the property	

NOTE: The Property Appraiser's Just and Total Values are based on the entire parcel, but the rest of the evaluation is based on the proposed ~18 acre donation site.

KBN: 36 of 47 Fletcher's Pine Hill (adjacent Fletcher's Pine Hill Forest)

Overall Description:

The Walker Property is located at 10601 NW 23rd Avenue, in a developing part of Alachua County. Dr. Walker would like to donate approximately 18 acres of his 23.28 acre property for use as a neighborhood park in honor of his wife, Jane B. Walker, who passed away in 2006. Jane B. Walker was an Alachua County Commissioner from 1982-1986. While in office, she was known for her efforts to promote the conservation of ecologically important lands in Alachua County and continued to actively promote conservation until her death in 2006. Her importance in local conservation efforts was recognized in 2007, when the Alachua Conservation Trust named a 1.5 mile trail in Prairie Creek Preserve after her. The Walker property is not proposed as a traditional Alachua County Forever Property, it would actually be developed and managed by the Alachua County Parks and Conservation Lands Department's Parks Division as a neighborhood park.

The property is located on NW 23 Avenue just past the end of the pavement. It is adjacent to developments on the north, east and west sides and is approximately 2 miles southeast of Jonesville Park, and 1 mile north of the Alachua County Forever Robertson Conservation Easement. There are approximately 1.5 acres of upland mixed forest in the northeast corner of the proposed donation, 0.5 acres mesic flatwoods in the northwest corner, and 2 acres of old field successional forest on the south side. The majority of the proposed donation is comprised of 14 acres of improved pasture with a canopy of slash pine and live oaks. While its value as a

conservation land is fairly low, it would make a lovely park and would help Alachua County fulfill its neighborhood park level of service, as well as contributing to Alachua County's green infrastructure and open space. As this area of the County continues to develop, the Walker donation will become more valuable as greenspace in an urban matrix.

The remaining +/-5 acres contains Dr. Walker's home. Access to his home will need to be worked out. There are a few options that Dr. Walker and staff are working on including obtaining access through NW 104th Way in Carriage Way, or maintaining an easement through the donation parcel.

The following 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.

The project area consists of approximately 18 acres of a single 23.28 acre parcel (PN 06303-040-000). Based on a desk-top review of the property, it appears that there are a few acres of wetlands and floodplains on the parcel (based on multiple wetland map layers), however the majority of the wetlands appear to be south of the house, which is not included in the donated area. The majority of the property is improved pasture with a slash pine canopy, and the south side includes an existing single family home which is not included as part of the donation. The wetlands have not been ground-truthed so there is a possibility that there may be more or less wetlands that further restrict or expand the developable area.

The parcel is zoned Residential Single Family Estate (RE-1) and has a Land Use designation of Residential Low Density. Based on the existing zoning, which allows for 1 unit per 2 acres, up to 9 residential units could be built on the donated portion of the property. The adjacent properties to the east and south are already developed and have the same Land Use and Residential Single Family Estate zoning (RE-1) and the property to the west is already developed and has Residential Single Family zoning (R-1AA (1-3 units/ac) or R-1A (1-4 units/ac)) and are within the mapped area of the Pine Hill Strategic Ecosystem. The property to the north has a Planned Development zoning with Residential Low Density Land Use (1-4 units/ac) and is already developed.

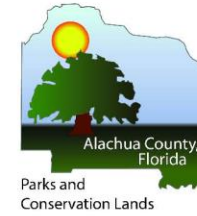
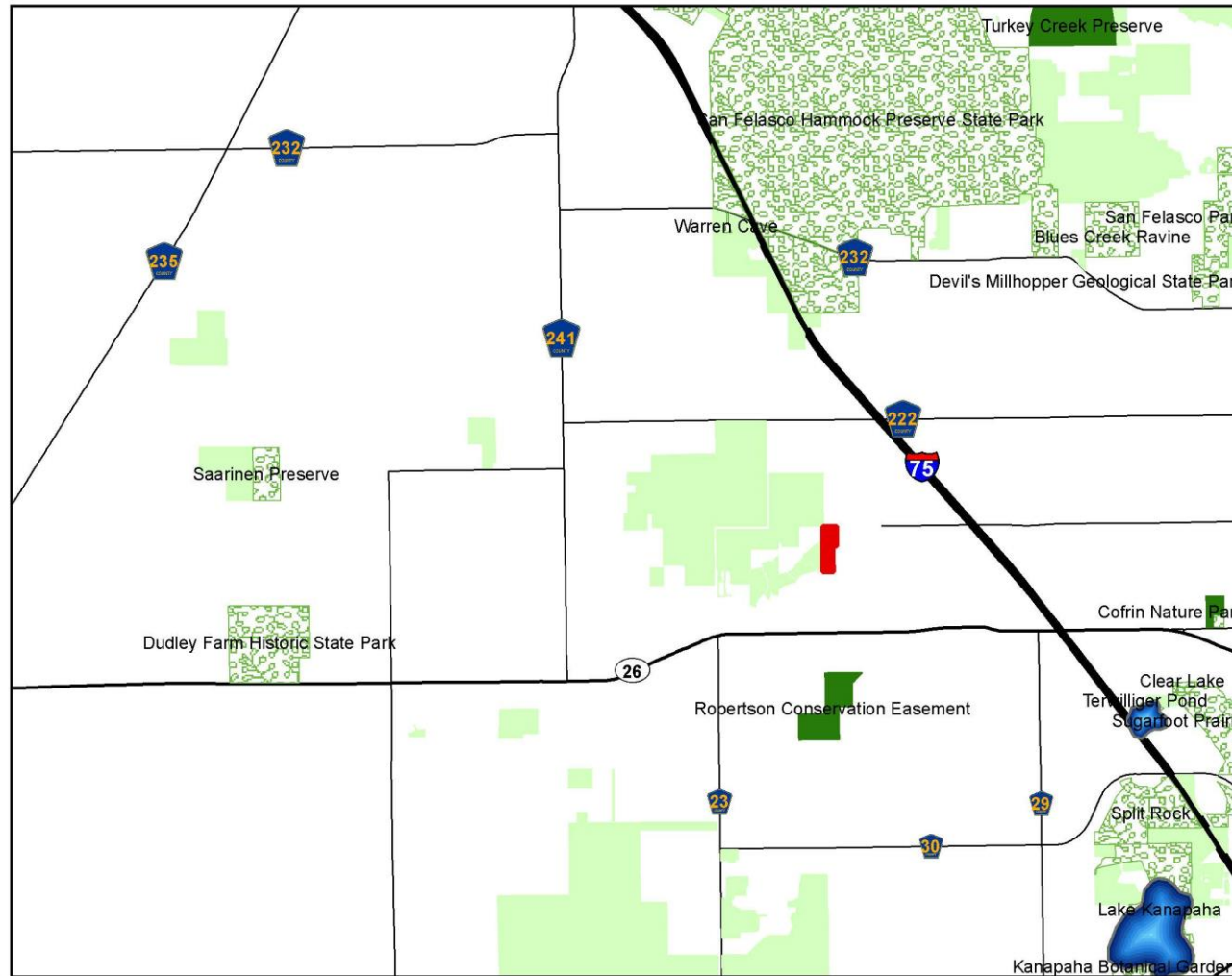
There is approximately 580 feet of frontage on what is identified as future NW 23 Avenue (currently a dirt road). There are some regulated resources (floodplains, wetlands, and wetland buffers) on the property, but these resources would not significantly limit development on the remaining areas of the property. Under current regulations, up to 9 units could potentially be built on the donated property or 10 units on the entire property. Based on the current land use, zoning, and the location of this parcel adjacent to the future location of NW 23 Avenue, there is a high likelihood that this parcel would be developed in the foreseeable future.

Fletcher's Pine Hill - Walker					
April 26, 2018					
	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;		4		
	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;		1		
	D. Whether the property serves an important flood management function.		2		
(I-2) PROTECTION OF NATURAL COMMUNITIES AND LANDSCAPES	A. Whether the property contains a diversity of natural communities;		1		
	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;		1		
	D. Whether the property is functionally connected to other natural communities;		2		
	E. Whether the property is adjacent to properties that are in public ownership or have other environmental protections such as conservation easements;		1		
	F. Whether the property is large enough to contribute substantially to conservation efforts;		2		
	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.		1		
(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;		2		
	B. Whether the property serves as documented or potential habitat for species with large home ranges;		3		
	C. Whether the property contains plants or animals that are endemic or near-endemic to Florida or Alachua County;		1		
	D. Whether the property serves as a special wildlife migration or aggregation site for activities such as breeding, roosting, colonial nesting, or over-wintering;		2		
	E. Whether the property offers high vegetation quality and species diversity;		2		
	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;		3		
	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			2.25	
	RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE	1.3333			3.00
(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);		2		
	B. Whether this management can be completed in a cost-effective manner.		2		
(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;		5		
	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				5.00

fletchers pinehill - Walker Matrix.xls Recommended BW

Pine Hill Forest - Walker Location Map

Map 1



Legend

- Walker Parcel
- ACF Preserves
- Conservation Lands
- ACF Projects



0 3,550 7,100 14,200 21,300 28,400 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.



Pine Hill Forest - Walker Aerial Map

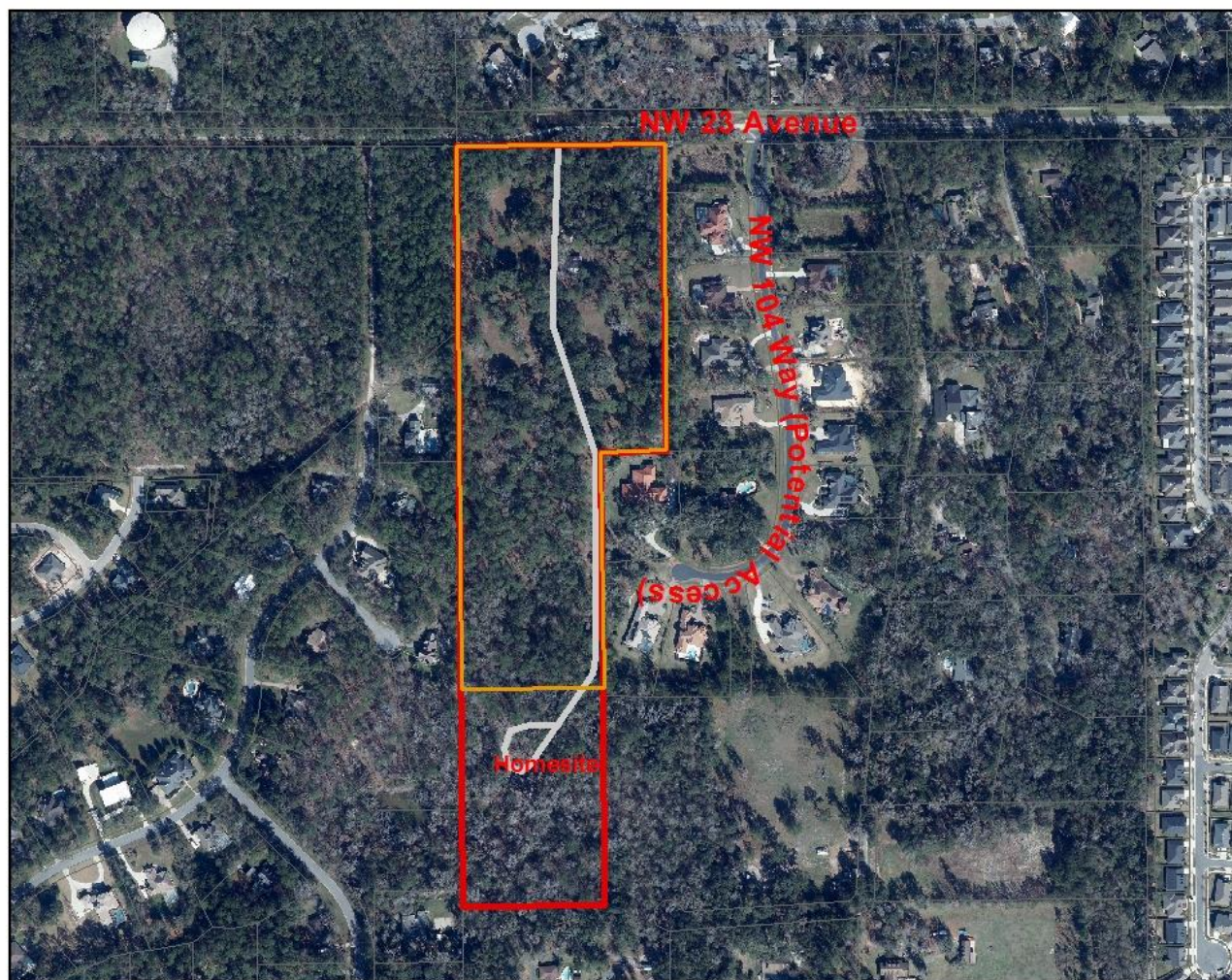
Map 2



Parks and
Conservation Lands

Legend

-  Potential Donation
-  Walker Parcel
-  Existing_Driveway

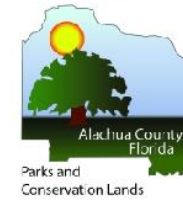


0 200 400 800 1,200 1,600 Feet

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Pine Hill Forest - Walker Development Map

Map 3



Legend

- Potential Donation
- Walker Parcel
- Existing_Driveway



0 550 1,100 2,200 3,300 4,400 Feet

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