

Lochloosa Slough Flatwoods			
Colasante			
10/22/2020			
Project Score		Natural Community	Condition
7.47		Slough	Excellent
Inspection Date		Strand Swamp	Excellent
10/5/2020		Bottomland Forest	Excellent
Size		Blackwater Stream	Excellent
424.7		Basin Swamp	Excellent
Parcel Number	Acreage	Wet Flatwoods	Good
20127-001-001	20.76	Mesic Hammock	Good
20127-000-000	103.94	Mesic Flatwoods	Good-Fair
20167-002-000	300.00	Baygall	Good-Fair
Section-Township-Range		Depression Marsh	Fair
34-11-22, 03-12-22		Other	Condition
		Improved Pasture	
Buildings		Artificial Pond	
ACPA-3 buildings: 2 single family homes, 1 pole barn.		Clearing/Regeneration Area	
Site visit-4 buildings: 2 single family homes, 1 pole barn, 1 well house shed		Developed Homesite	
Just Value	Just Value Per Acre	Bald Eagle Nests	
\$518,082	\$1,219.88	0 onsite, 5 within 1 mile	
Total Value (Just, Misc., Bldg.)	Total Value Per Acre	Archaeological Sites	
\$877,665	\$2,066.55	1 onsite, 1 more within 1 mile	
Acquisition Type			
Fee Simple, or Conservation Easement			
REPA Score	7.73 out of 9.44		
KBN Score	ranked #15 of 47 projects		
Outstanding Florida Waters	0% of property within Outstanding FL Waters boundary		

Overall Description:

The 424.7 acre Colasante property consists of three parcels located on the east side of US Hwy 301 approximately 6 miles south of Hawthorne and across from the St. John's River Water Management District's Lochloosa Wildlife Conservation Area in unincorporated Alachua County. Access to the two smaller parcels, which include Ms. Colasante's home and the other improvements is accessed from SE 179th Place. The larger parcel is accessible from US Hwy 301 and has 4,700 feet of public road frontage. The property shares nearly ¾ of a mile of boundary with the Alachua County Forever (ACF) Lochloosa Slough Preserve to the east and south.

The significance of this property is that it is the last large privately owned piece of Lochloosa Slough in Alachua County, and connects the actual Slough on the ACF Lochloosa Slough Preserve with the Slough on the Lochloosa Wildlife Conservation Area. The slough is part of an important wildlife corridor from

Ocala National Forest into southeastern Alachua County. The KBN Study found that this area provides one of the “highest quality and most important wetland connection in Alachua County” which connects Lochloosa Lake to Orange Creek, the Oklawaha River, and the St. John’s River. The Property is within the highest priority Florida Ecological Greenways Network project in Alachua County, which is a decision support model to help identify the best opportunities to protect ecological connectivity statewide. These parcels are entirely within the ACF Lochloosa Slough project area and are keystone parcels. Additionally, 56% of the property is within the Lochloosa Slough Strategic Ecosystem. Nearly 40% of the property is wetlands, and the natural community types include slough, strand swamp, blackwater stream, bottomland forest, basin swamp, baygall, upland mixed hardwoods, mesic flatwoods, wet flatwoods, and depression marsh.

Approximately 90 of the roughly 100 acres of the Lochloosa Slough system on the Colasante Property are within the 300 acre parcel. Water flows from west to east out of Lochloosa Lake through a double box culvert under US Hwy 301 and then fans out onto the Colasante property. Historical images from the 1930’s show this parcel used to be a significantly more open flatwoods community with very few scattered overstory trees. This parcel, which was purchased from Plum Creek Timber in 2009, is now mostly a bedded slash pine plantation in the uplands. Most of these uplands are mesic flatwoods in good to fair condition that have an overgrown understory of gallberry and fetterbush, some saw palmetto, and thickets of jessamine vines. However, it is reasonable to think they can be restored relatively easily with the reintroduction of regular prescribed burns. Approximately 40 acres of the southern end of this parcel was clear cut and replanted in the late 1990’s, and the rest was thinned in the mid 2000’s. Several depression marshes are scattered throughout the southern portion of this parcel as well. Some of these were potentially used as logging decks and are now mostly overgrown with shrubs, and are in fair condition. These depression marshes would also benefit from the reintroduction of fire. The remaining natural communities on this parcel include slough, strand swamp, bottomland forest, and blackwater stream, all in excellent condition. Disturbances in these areas are very minimal as they have not been included in the industrial timber footprint. Along the edges of these habitats we found bay trees, sweetgums, pawpaw, southern magnolia, dwarf palmetto, and red maple. Transitioning into the wetter heart of the slough we observed bald cypress, black gum, pickerel weed, and button bush, among others. Royal fern, cinnamon fern, and needle palm (commercially exploited plants) were also observed in these habitats.

The two smaller parcels are more impacted by historical use and current home site alterations. Roughly half of the small, 20 acre parcel in the north is considered mesic hammock in good condition. Plant species observed here included live oak, sand live oak, saw palmetto, beautyberry, sparkleberry, persimmon, and pignut hickory. There is a linear clearing cut through this area where wiregrass, blazing star, reindeer moss, and tall elephant’s foot among others were noted. The east half of this parcel contains the spoil from a 4.5 acre dug out pond. There is andropogon and slash pine regeneration occurring in this spoil area.

The pond extends onto the remaining 104 acre parcel, where Ms. Colasante’s home is located. Along with her home, this parcel also has a barn, large fenced-in chicken coop, a small cottage, a well house, and solar panel arrays. The area around this infrastructure is mostly open, park-like, mowed grass under numerous, scattered, large live oak trees. About 10 acres of what could be considered the edge of Lochloosa Slough is present in the southwest corner of this parcel as well, and remains in the same relatively undisturbed condition. Historical images show an agricultural land use including row crops and pasture over much of the upland portions of this parcel. Some of this area was planted in longleaf in the mid-1990’s in irregular shaped patches. The southeastern portion of this parcel is still mostly open and

disturbed, and has several piles of tree debris. The southern part of this area does have an intact basin swamp in excellent condition that transitions into wet flatwoods and baygall to the south, both in good condition.

There were numerous bird sightings during the site visit including great horned owl, bald eagle, Carolina chickadee, northern cardinal, black and white warbler, ovenbird, gray catbird, American redstart, and many others. We did not observe any gopher tortoises, but numerous active burrows were found. Over the majority of the property, very few exotics were found, and almost none were in large quantities. The exception was several patches of cogon grass around the home site and in some of the longleaf plantation. Other species noted were hairy indigo, camphor, golden rain tree, and caesarweed. There is also an archeological site on the property listed generally as an historic campsite/home site with some scattered pottery. The only historical feature noticed was an old well. There appear to be minimal hydrological impacts to the property with the exception of bedding in the plantation, and a ditch draining the basin swamp into Lochloosa Slough in the eastern part of the property.

Development Review:

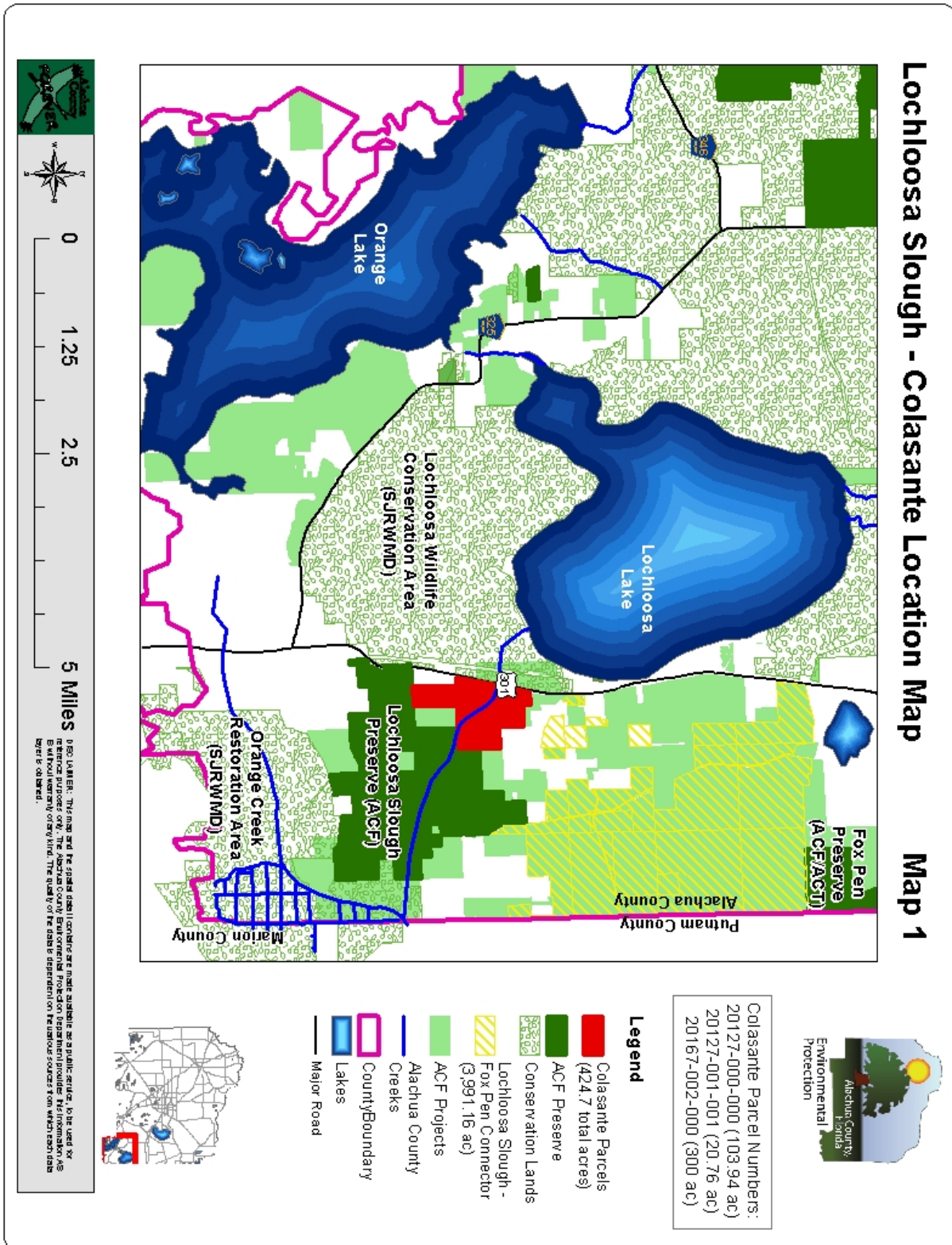
This development analysis is based on a limited desk-top review and is founded upon current County Land Development Regulations and Comprehensive Plan policies. The Development Scenario is oversimplified, and is meant only to convey a general sense of the potential of development intensity that could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

The parcels are zoned Agriculture (A) and have a Land Use designation of Rural/Agriculture. Based on the existing zoning, which allows for 1 unit per 5 acres, a base of up to 85 residential units could be built within the 425-acre subject site. If a development plan design included clustering of lots and 50% of the site was set-aside as Conservation, an additional 13 units could be proposed for a total of 98 units (tabulation below). The wetland and floodplain areas within the property are well-spaced and would allow for the construction of residential structures and associated infrastructure facilities that could avoid and minimize the need for potential wetland and buffer encroachment. However, there are few residential structures in this remote rural area and there would be increased construction costs associated with providing adequate infrastructure (i.e. utilities, access roads, potable wells, septic tanks, etc.). There is only moderate development potential for the foreseeable future based on current land use, zoning and remote location.

Matrix Score Spreadsheet:

REPA - Lochloosa Slough Flatwoods - Colasante - 10/22/2020					
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;	1.333	2	3.70	4.93
	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.		3		
(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;		4		
	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;		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;		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;		4		
	E. Whether the property offers high vegetation quality and species diversity;		4		
	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			3.70	
	RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE	1.333			4.93
(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);	0.667	4	3.80	2.54
	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;		3		
	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			3.80	
	RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE	0.667			2.54
	TOTAL SCORE				7.47

Location Map:



Parcel Map:

