

**Lake Forest Creek
Lake Forest Preserve (Kincaide & Tabone)
4/12/2010**

Project Score:	6.8 of 10.00	
Inspection Date:	4/1/2010	
Size:	32.01 acres	
Parcel Numbers:	17899-001-001	32.01 acres
S-T-R:	6-10-21	
Buildings:	0	
Just Value:	\$13,200	\$412/acre

Total Value	\$13,200	\$412/acre
Natural Communities:		
Sandhill	Good - Poor	
Mesic flatwoods	Fair - Poor	
Baygall	Excellent	
Depression Marsh	Good	
Blackwater Stream	Good	
Basin Swamp	Excellent - Good	

REPA Score: 7.42 of 9.44
KBN Score: East Side Greenway 14th of 47 projects

Overall Description:

The Kincaide and Tabone parcel is located approximately 1.2 miles east of SE 43rd Street and north of SE 8th Avenue, generally northeast of Eastside High School. The Parcel is adjacent to the west boundary of the former Dilcher Parcel (now owned by Kincaide and Tabone) and adjacent to the north and east boundary of the Smith parcel. These three parcels are referred to as the Lake Forest Preserve by the owners and ~131 acres are now in 2 ownerships. Both the former Dilcher parcel and the Kincaide & Tabone parcel are directly south of East University Avenue east of the split from SR 26, near Newnan's Lake. The large basin swamp that lies on the northern section of the Kincaide & Tabone and former Dilcher property extends to the north and west. The northern portion of this wetland is owned by the State of Florida and drains to Newnan's Lake. In the other direction, other branches of Lake Forest Creek connect to Morningside Nature Center via State of Florida holdings managed by HRS Developmental Services. The Kincaide & Tabone parcel has road frontage on East University Avenue, a paved publicly maintained road. Alternate access is via an unpaved, private road, SE 8th Avenue. A dedicated but vacant north/south roadways separates the former Dilcher parcel from the Kincaide and Tabone parcel and another dedicated but vacant east/west roadway divides the parcel. None of these "paper roads" have been cleared of vegetation.

Kincaide and Tabone have purchased the former Dilcher property, which is on the acquisition list as a conservation easement. The owners would like to continue to develop and sell a conservation easement for the former Dilcher Property, but would now like to include the Kincaide and Tabone property in the conservation easement.

The Kincaide and Tabone property is composed of sandhill, mesic flatwoods, baygall, depression marsh, blackwater stream, and basin swamp. The wetland communities, which occupy the northern portion of the property, are in good to excellent condition. The depression marsh is in good condition except for hardwoods that are beginning to invade. Both the baygall and basin swamp are forested with mature native trees and are in good to excellent condition. A small segment of Lake Forest Creek traverses the property. Upstream it has been altered extensively; however, on the property it has not been altered. Fire maintained communities are located on the southern portion of the property except for flatwoods that separate the baygall from the basin swamp. Prior to acquisition by the current owner, the property was long unburned and as a result most of the fire maintained natural communities had become invaded with off-site hardwoods such as laurel and water oaks. The current owner with the neighbor to the west has started an active restoration program involving mechanical and chemical treatment of off-site hardwoods, re-introduction of fire and species that will carry fire (grasses and longleaf pine). The sandhill that has undergone restoration treatments are in fair to good condition. Other areas of fire-type communities that have not been treated are in fair to poor condition. No invasive plants were noted

during the visit. *Rhododendron canescens* (State Listed as commercially exploited) was blooming at the time of the evaluation.

The following development analysis is based on a limited desk-top review and is founded upon current Land Development Regulations and Comprehensive Plan policies. Scenarios may be oversimplified, and are meant only to convey a general sense of the range of development intensities that would be possible.

Alachua County land use and zoning designations are Residential Estate and Agricultural, respectively. Gross density allowed would be governed by the zoning district -- one dwelling unit per five acres (1 unit / 5 acres). The following resources are present on the property 21.7 acres (70%) of 100-year Floodplain, 24.3 acres (78.4%) of Surface Waters and Wetlands, and 100% of the property is strategic ecosystem. It appears that realistic development potential of the property is a single lot / dwelling of at least three acres, located outside of the required Conservation Management Area. Current regulations specified in the Comprehensive Plan and Unified Land Development Code, require development outside of conservation resources (i.e., set-aside of wetland buffers and up to 50% of upland acres for protection of strategic ecosystems). Up to 27.5 acres (88.7% of the property) could be protected as Conservation Management Area leaving only enough acreage for 1 development unit given that minimum lot size within the zoning district is 3 acres.

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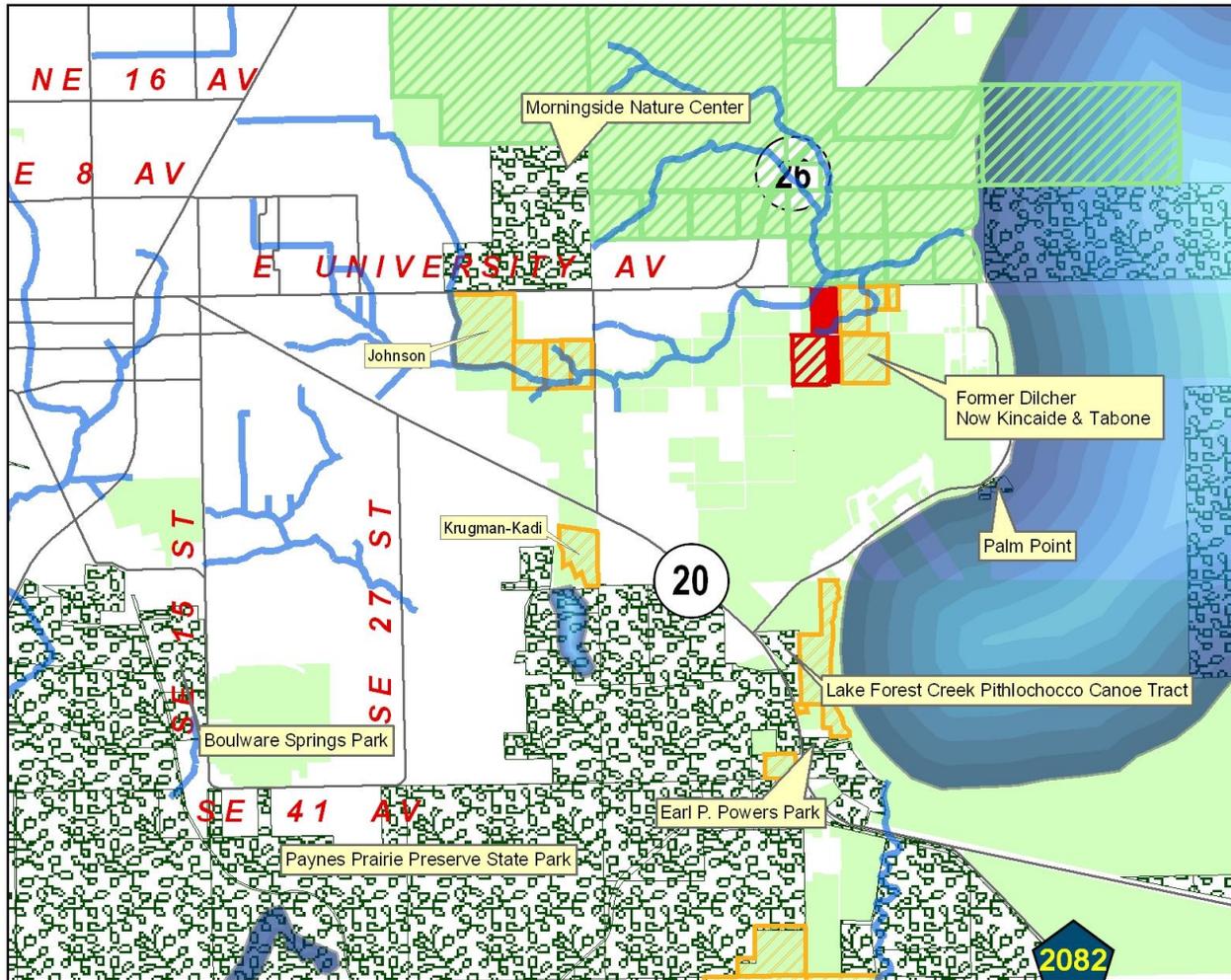
CATEGORY	Criterion	WEIGHTING	Enter Criteria Value Based on Site Inspection	Average Criteria Score	Average Criteria Score Multiplied by Relative Importance
(I-1) PROTECTION OF WATER RESOURCES	A. Whether the property has geologic/hydrologic conditions that would easily enable contamination of vulnerable 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;		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;		3		
	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;		3		
	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;		2		
	F. Whether the property is large enough to contribute substantially to conservation efforts;		3		
	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;		4		
	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;		5		
	E. Whether the property offers high vegetation quality and species diversity;		3		
	F. Whether the property has low incidence of non-native invasive species.		5		
(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			3.30	
	RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE	1.3333			4.40
(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;		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		2		
	AVERAGE FOR ACQUISITION AND MANAGEMENT VALUES			3.60	
	RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE	0.6667			2.40
	TOTAL SCORE				6.80

Lake Forest Creek - Kincaide & Tabone

Map 1

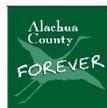
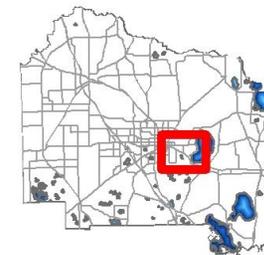


Alachua County, Florida
Environmental Protection



Legend

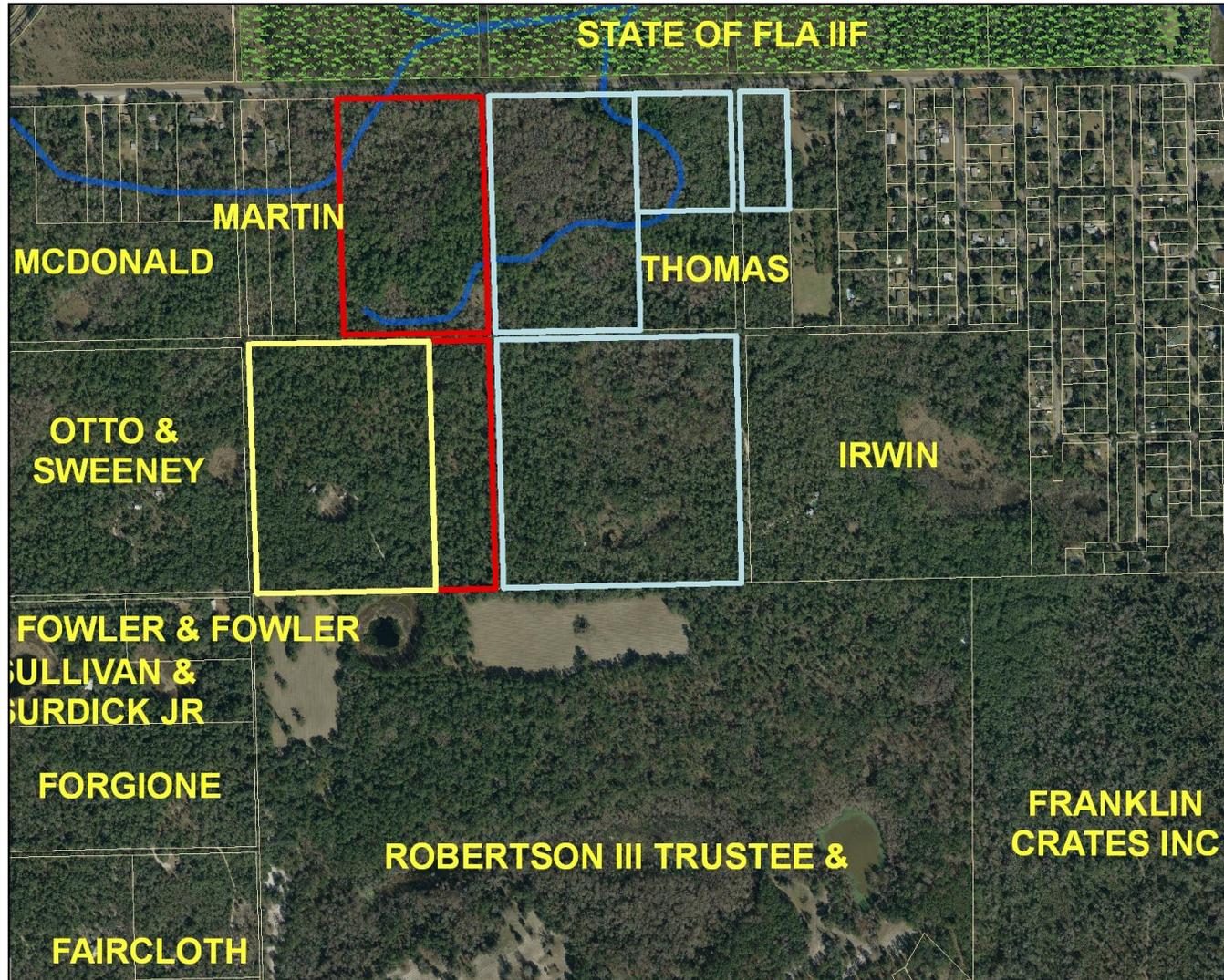
- Smith
- Kincaide&Tabone
- ACQUISITION LIST
- State_of_Florida_Parcel
- Conservation Lands
- ACF Projects
- Major Roads



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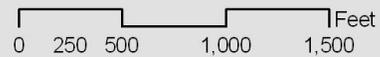
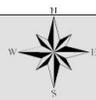
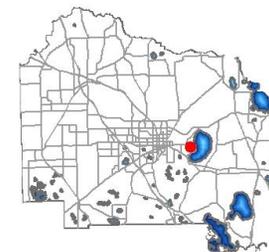
Lake Forest Creek - Kincaide & Tabone

Map 2



Legend

-  Smith
-  Former Dilcher
-  Kincaide&Tabone
-  State_of_Florida_Parcels
-  County Boundary
-  Conservation Lands



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