

Kanapaha Prairie
Morgan
12/8/2009

Project Score:	6.20 of 10.00	
Inspection Date:	10/6/2009	
Size:	21.64 acres	
Parcel Numbers:	07435-001-002	21.64
S-T-R:	29 - 11 S - 19 E	
Buildings:	1	
Just Value:	\$346,200	15,998/acre

Total Value	\$437,500	\$20,217/acre
Natural Communities:		
Mesic Hammock Basin Marsh	Excellent-good Poor	
Other: Homesite/yard		

REPA Score: 7.18 (Not part of original project)

KBN Score: Kanapaha Prairie 9th of 47 projects

Overall Description:

The Morgan parcel is located about 5.5 miles east of the City of Archer. It is located south of Kanapaha Prairie, near Grass Prairie or approximately 1.2 miles west of SR121 and 1 mile south of SW 137th Ave and 0.6 mi east of SW 91st Street. Access is north via SW 75th Street, an unpaved road, and west on an unmarked dirt trail.

The nearest conservation lands to the Morgan parcel are the two Conservation Easements on Kanapaha Prairie approximately 1.2 miles to the north, and Barr Hammock approximately 2.25 miles to the east.

The Morgan parcel has 1 house, a shed and an abandoned mobile home on the property. The entire parcel is forested except for less than a quarter acre of basin marsh (part of Grass Prairie). The basin marsh is being invaded by woody vegetation. The forest of mesic hammock is composed of large spreading live oaks, slash and loblolly pine in much of the canopy with a mid-story of American holly, laurel oaks, sabal palms, tupelo, and other shrubs and trees. Michella repens is one of the primary herbs, but at least 4 species of ground orchids have been observed by the landowner, and two of those are listed. The hydrology of Grass Prairie influences the vegetation within the mesic hammock (perhaps portions are hydric hammock) with a relatively high water table – button bush is found scattered through the property. Large mammals that are known from the property include deer, fox, coyote, and bobcat. A significant population of the hard-to-find bolas spider is known from the property and has been the subject of study by a University of Florida researcher, who considers the Morgan property an important study site for this unusual and hard-to-find spider. Another resource of note is an historic road that crosses the property.

Few invasive exotic plants were observed on +the property. Exotics including a clumping variety of bamboo, camellias and others were observed near the house site and along the driveway. The main problematic invasive exotic observed to date is sword fern. One problematic native that Mr. Morgan spends considerable time and effort removing is laurel oak. Laurel oaks are establishing under large, spreading live oaks and if left to grow will overtop and suppress live oaks.

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.

The property is composed of one parcel totaling approximately 21.64 acres. Future Land Use and zoning designations are “Rural/Agriculture” and “Agricultural,” respectively. The following resources are present on the property: ~19.39 acres (89%) FEMA 100-year Floodplain, ~ 0.39 acres (1.8%) Surface Waters / Wetlands, ~0.9 acres (4%) Surface Waters / Wetlands Buffers,

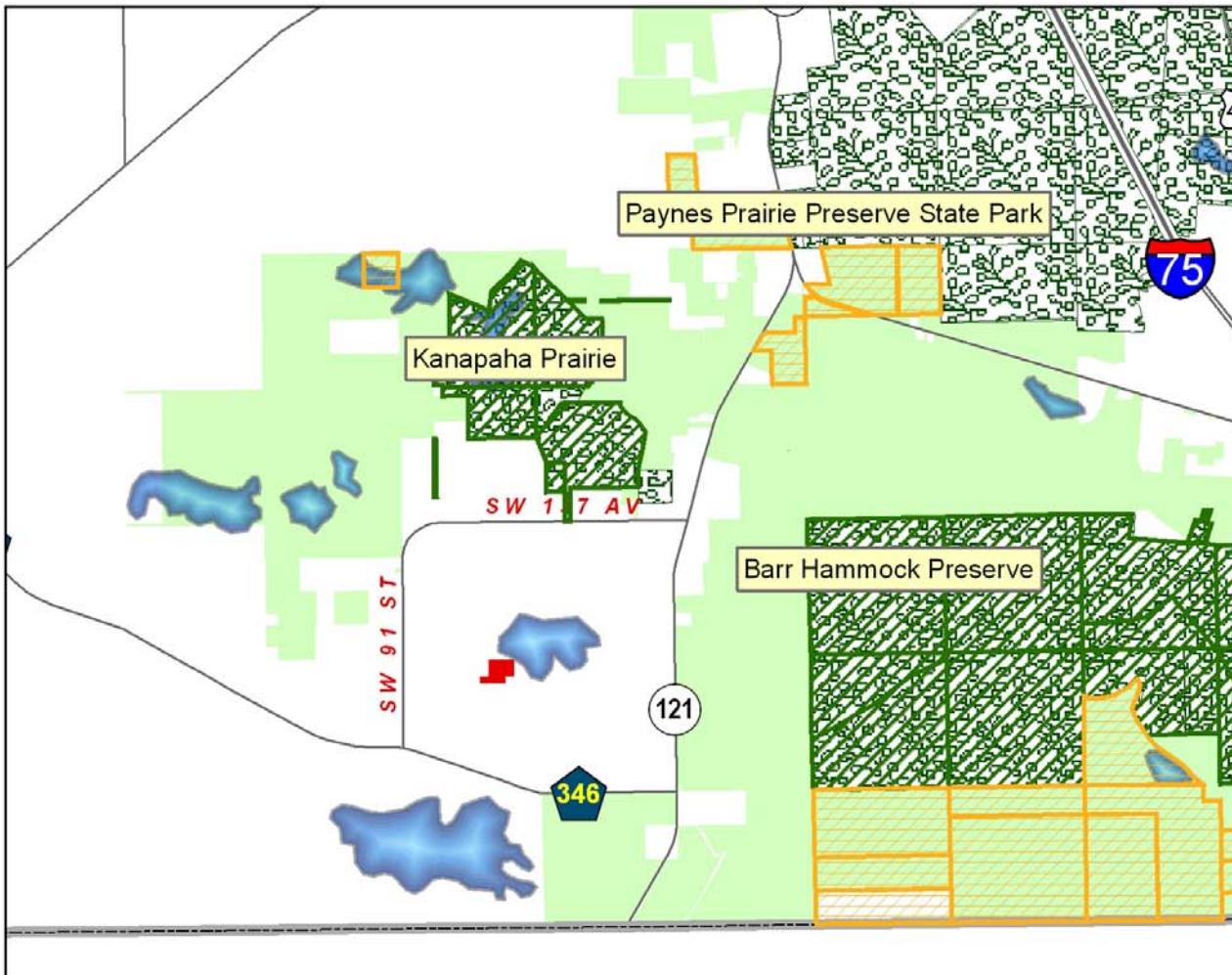
21.64 acres (100%) Significant Habitat. Current access to a public road is via private easement. Current development potential is one single family dwelling and because access to the property is by a private easement, the parcel cannot be divided or subdivided.

Kanapaha - Morgan

12/09/2009

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;		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;		5		
	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;		1		
	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;		4		
	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.		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;		3		
	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;		2		
	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;		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.		1		
	AVERAGE FOR ENVIRONMENTAL AND HUMAN VALUES			3.05	
	RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE	1.3333			4.07
(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);		3		
	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;		5		
	B. Whether the overall resource values justifies the potential cost of acquisition;		1		
	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			3.20	
	RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE	0.6667			2.13
	TOTAL SCORE				6.20

Kanapaha Prairie - Morgan



Map 1



Alachua County,
Florida
Environmental
Protection

Legend

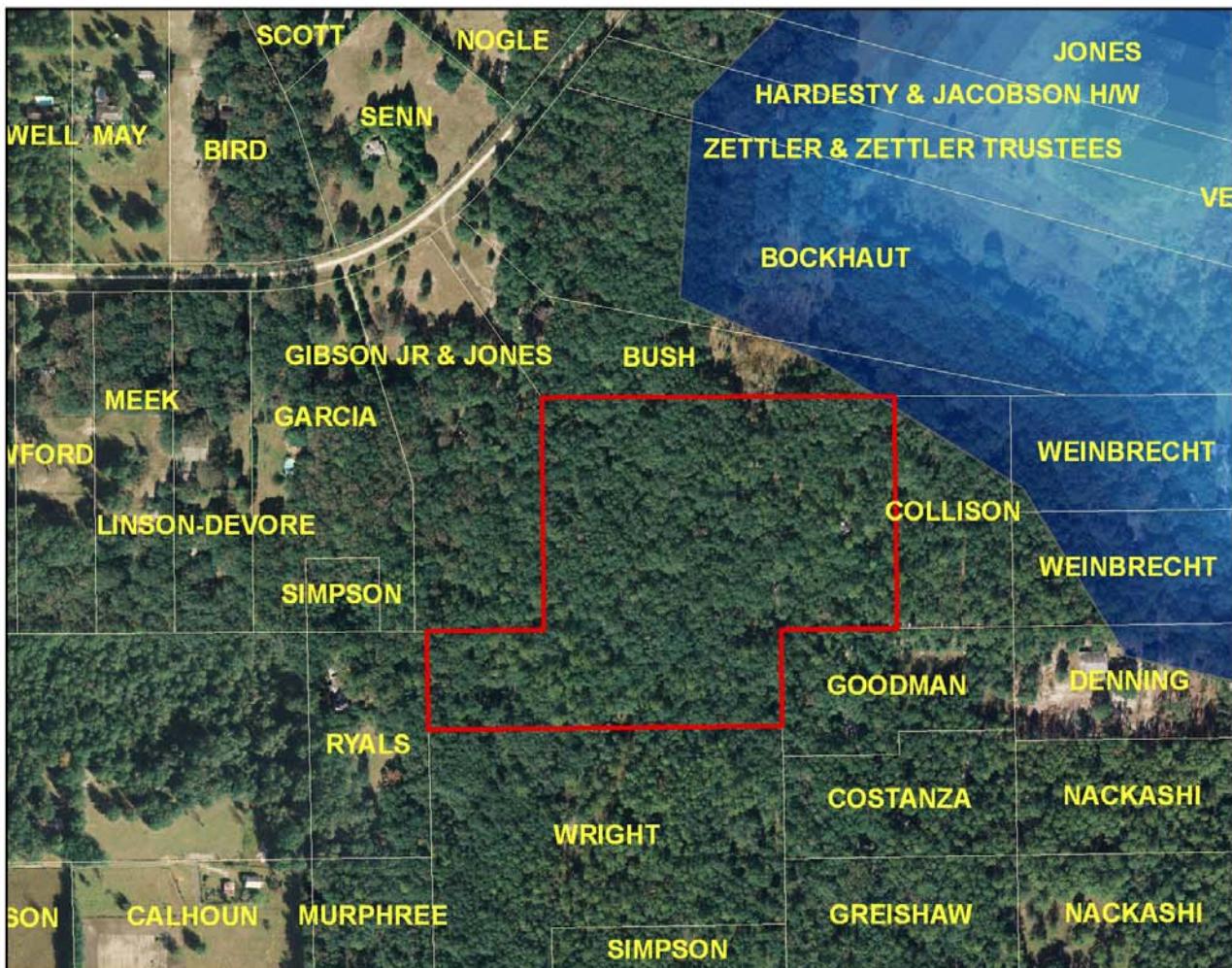
- Morgan
- ACQ
- ALIST
- Under Contract
- County Boundary
- Major Roads
- Conservation Lands
- ACF Projects



0 0.5 1 2 3 4 Miles

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Kanapaha Prairie - Morgan

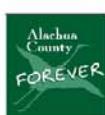


Map 2



Legend

- Red Box: Morgan
- Dashed White Box: County Boundary
- Blue Shaded Area: Conservation Lands



0 250 500 1,000 1,500 Feet

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