

**Lochloosa Connector
Lochloosa Harbor-Pease
1/22/09**

Project	3.80 of 10.00	
Score:		
Inspection Date:	January 14, 2009	
Size:	12 ac	
Parcel Numbers:	20047-000-000	4ac
	20048-000-000	2 ac
	20049-000-00	6 ac
S-T-R:	22-11-22	
Buildings:	7	
Just Value:	\$143,700	\$11,975
Total Value	\$454,000	\$37,833

Natural Communities:	
Lake Shore Swamp	poor
Former Mesic Hammock	poor
Other: No Florida Master Site File areas. However, Mr. Pease has found arrow and spear heads on the property.	

REPA Score: 8.18 of 9.44 Lochloosa Connector
KBN Score: Not within KBN project
Outstanding Florida Waters: Adjacent to Lake Lochloosa an OFW, with ~.5 acres of parcel #20047-000-000 within the OFW

Overall Description:

This 12 acre property is owned by the Pease family and consists of 3 non-contiguous parcels that are separated from each other by one acre outparcels. It is located on Lake Lochloosa at US-301 and SE 149th Place, approximately 6 miles south of Hawthorn. Lake Lochloosa is immediately west of the property, Lochloosa Shores subdivision, with 1-4 acre lots is to the north, a group of 25 lots, 1 acre in size or less, are south of the property, and rail road tracks and US-301 are to the east.

Lochloosa Harbor Fish Camp and R/V Park is located on the 6 acre parcel (20049-000-000) and is a classic example of an old Florida fish camp. It is clean and well maintained with a camp store, bath house, single family residence, concrete boat ramp, 2 docks, 2 covered multi-boat moorage structures with retaining walls, 3 duplex cabins, 33 full hook-up R/V sites and 6 R/V sites with water and electric. While the Property appraiser does not have an actual date that the buildings were constructed, the 1949 aerials show some clearing on the property and the 1938 aerials show a vegetative difference between the properties to the north and south indicating some activity may have occurred by this time.

Mr. Pease's mother lives on parcel number 20047-000-000. This parcel has a mobile home, stand alone metal garage, a concrete boat ramp, a dock with fish cleaning station, and a man-made pond. The property is vegetated with turf grass, live oak trees and a fringe of cypress along the lake shore.

Mr. and Mrs. Pease live on parcel number 20048-000-000. This parcel has a single family residence, 3 sheds, a boat house and dock, and is surrounded by chain link fence on the north and east sides and a wooden stockade type fence on the south. It is also vegetated with turf grass, scattered live oak trees and a fringe of cypress along the lake. The eastern portion of the parcel has what appears to be remnant mesic hammock trees.

There is a drainage feature that traverses parcel numbers 20047-000-000 and 20048-000-000 and both one-acre out parcels. It may have historically been a creek. The drainage feature appears to begin in a series of metal grated drains north of the driveway on parcel 20049-000-000 then go under the driveway to the pond and underground again into a ditch that has hardened banks near the lake shore.

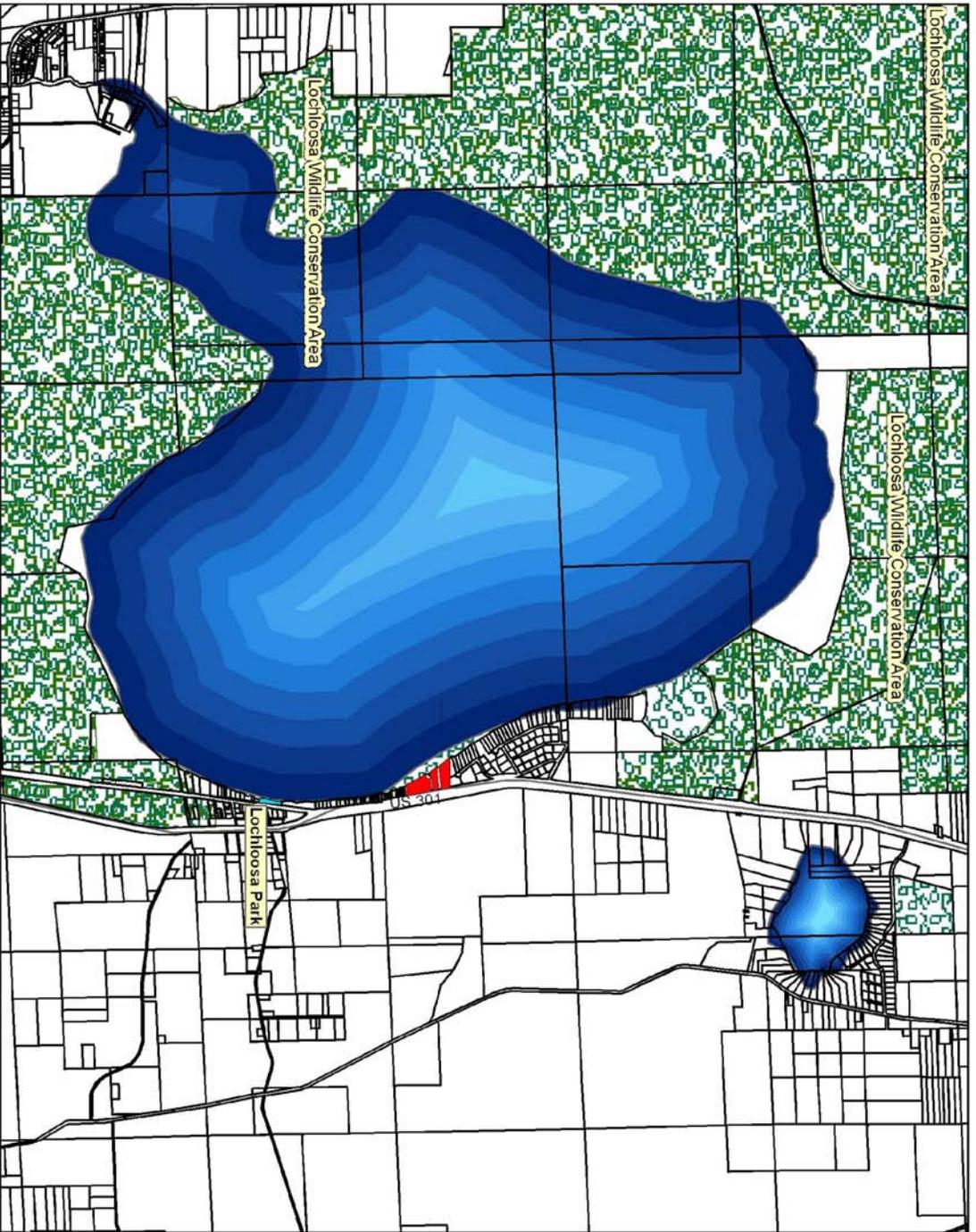
There are some beautiful large live oak trees scattered throughout the property and a thin fringe of lake shore swamp along Lake Lochloosa that may or may not be within the actual property boundary, but lies within the effective boundary. Remnants of a mesic hammock were observed on the east side of Mr. Pease's homestead that consists of a few magnolia, red maple, sweetgum and live oak trees with no significant ground cover.

Exotic plants found on the property include water hyacinth in the drainage pond, possibly parrot feather in the ditch leading to Lake Lochloosa and some syngonium growing in a live oak near the lake shore on Mr. & Mrs. Pease's homestead.

The recreation potential of the site is very high due to its ready access to Lake Lochloosa. However the site is highly developed and has extremely limited natural resources.

All parcels have a land use designation of Rural/Agriculture and are zoned Agricultural except for 1.37 acres of the largest parcel, which is zoned Marine Business. Assuming all three tracts are legally created parent parcels, residential development potential is three single family dwellings. The Marine Business district implements certain Tourist / Entertainment policies of the comprehensive plan and can include various residential and business uses related to that land use category. The Pease properties are currently developed approximately to their maximum potential. This development analysis is based on a limited desk-top review and is founded upon current Land Development Regulations and Comprehensive Plan policies.

Location Map - Lochloosa Connector - Lochloosa Harbor, Pease

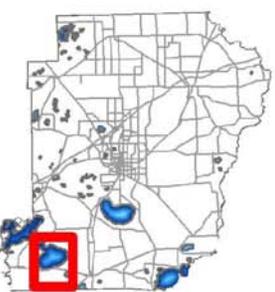


Map 1



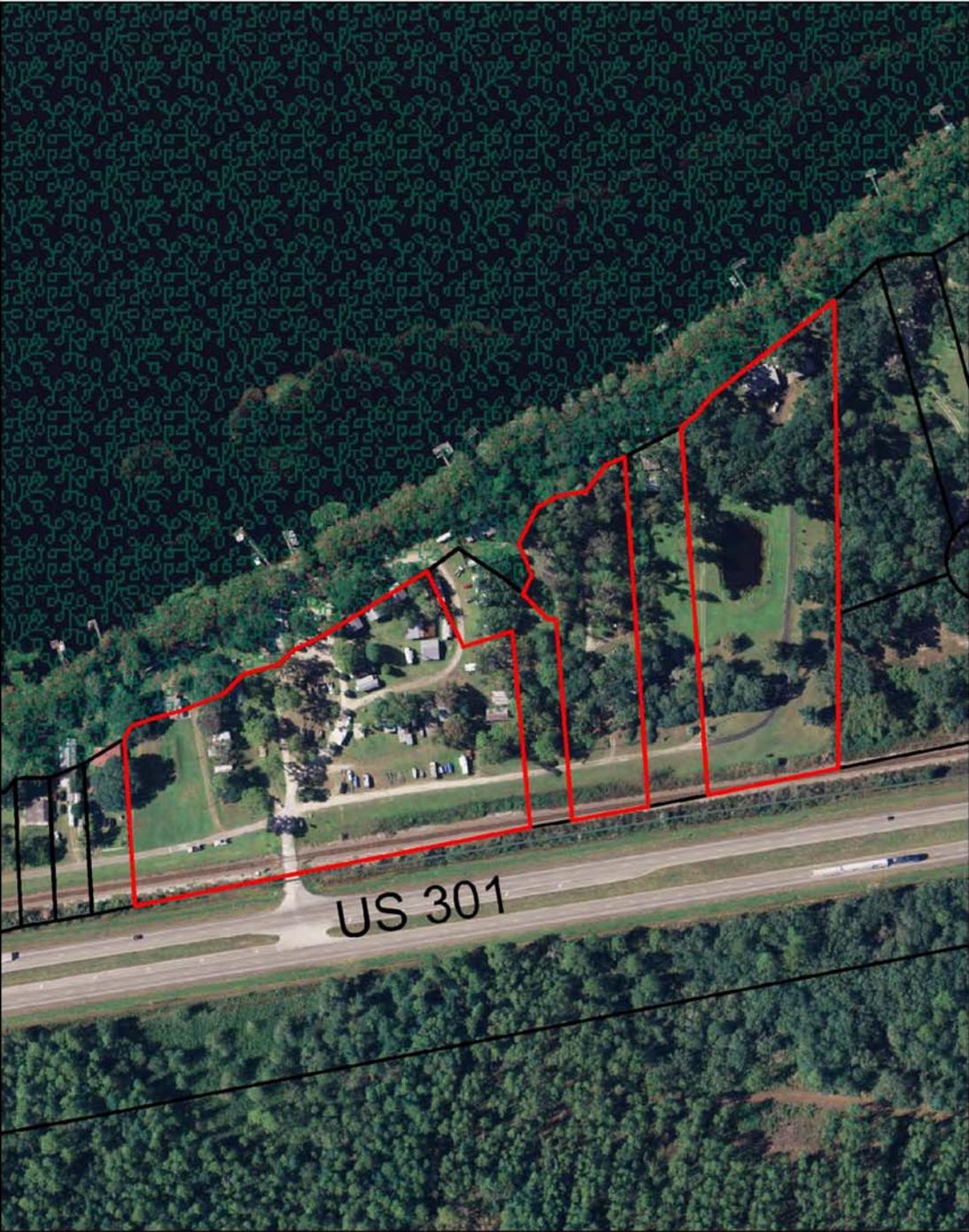
Legend

-  Pease_Property
-  Lochloosa Park
-  Conservation Lands



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.

Aerial Map - Lochloosa Connector - Lochloosa Harbor, Pease

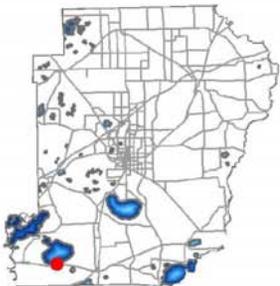


Map 2



Legend

-  Pease_Property
-  Conservation Lands



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.

CATEGORY	Criterion	WEIGHTING	Enter Criteria Value Based on Site Inspection	Average Criteria Score	Average Criteria Score Multiplied by Relative Importance
(1-1) 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;		1		
	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;		3		
	D. Whether the property serves an important flood management function;		3		
	A. Whether the property contains a diversity of natural communities;		1		
	B. Whether the natural communities present on the property are rare;		1		
	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;		3		
	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;		1		
	H. Whether the property is relatively free from internal fragmentation from roads, power lines, and other features that create barriers and edge effects;		1		
(1-2) PROTECTION OF NATURAL COMMUNITIES AND LANDSCAPES	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;		2		
	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;		1		
	E. Whether the property offers high vegetation quality and species diversity;		1		
	F. Whether the property has low incidence of non-native invasive species;		4		
(1-4) SOCIAL AND HUMAN VALUES	A. Whether the property offers opportunities for compatible resource-based recreation, if appropriate;		2		
	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			1.95	
	RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE	1.3333			2.60
(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, exotic removal, maintaining hydro-period, and so on);		1		
	B. Whether this management can be completed in a cost-effective manner;		1		
	A. Whether there is potential for purchasing the property with matching funds from municipal, state, federal, or private contributions;		1		
(II-2) ECONOMIC AND ACQUISITION ISSUES	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		5		
	AVERAGE FOR ACQUISITION AND MANAGEMENT VALUES			1.80	
	RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE	0.6667			1.20
	TOTAL SCORE				3.80