

*San Felasco Additions
Beaver Creek
3/8/05*

Inspection Date: March 8, 2005
Parcel Numbers: 06035-009-000 (11.59 ac), 06035-009-003 (9.5 ac), 06035-009-002 (8.4 ac), 06035-008-001 (<1 ac)
Size: 30.1 acres
S-T-R: 17-9-19
Buildings: 0
Just Value: \$260,300 or \$8,647.84/ acre
Project Score: 6.38 of 10.0

Overall Description:

The Beaver Creek property lies within the San Felasco Additions Alachua County Forever Project. It consists of 30.1 acres north of Millhopper Road and east of NW 90th Street. San Felasco Hammock Preserve State Park is located to its north and residential land use surrounds the other three sides of the property. A small, intermittent, unnamed creek flows north through a portion of the property and into San Felasco Hammock. Protection of the Beaver Creek tract would aid in the protection of water quality and high quality forested habitat and provide a buffer to San Felasco Hammock Preserve State Park. The property is not on the State Parks Acquisitions and Inholdings List as part of the Optimum Park Boundary for San Felasco Hammock Preserve, although the State has an interest in managing the property if acquired.

The Beaver Creek property contains approximately 20 acres of high quality upland mixed forest and ten acres of wetlands comprised of a seepage stream and headwaters area.

The San Felasco Project scored 7.29 of 9.44 on the Rapid Ecological Project Assessment (REPA) and is ranked 13th of 33 projects evaluated to date. The Beaver Creek parcel is not included in the Alachua County Ecological Inventory Project (KBN Study).

Natural Communities:

<u>Type</u>	<u>Quality</u>
Upland Mixed Forest	Good-Excellent
Seepage Stream	Good
Basin Swamp	Good

Key Species:

The Beaver Creek tract contains habitats that were deemed potentially significant for 13 animal species modeled by the Florida Fish and Wildlife Conservation Commission (FFWCC), including bobcat, gopher tortoise and eastern indigo snake. Listed species observed during the staff visit include royal fern (species of special concern) and southern lady fern (threatened).

Key Features:

The Beaver Creek Tract is immediately south of Felasco Hammock Preserve State Park. Acquisition of the property would provide a buffer to the Preserve and protect an unnamed creek that flows into the preserve. The site contains high quality natural areas with high species diversity.

The majority of the site is upland mixed forest. Species in this habitat include laurel oak, water oak, southern magnolia, swamp chestnut oak, wild olive, red bay, Florida maple, dogwood, hophornbeam, muscledwood, sweetgum, spruce pine, pignut hickory, sparkleberry, saw palmetto, sweetleaf, and American holly. The diversity of the site is high, especially considering the relatively small size of the property. There were many tree falls onsite, possibly the result of recent hurricanes.

A small, intermittent, unnamed creek flows from the southern parcel of the property. Species surrounding the creek include fetterbush, switchcane, sabal palm, marsh fern, bluestem palmetto, chain fern, royal fern, and southern lady fern.

The creek appears to originate from a headwaters area dominated by ferns and red maple. There is also a small portion of the headwaters area with no tree canopy that is dominated by early successional species such as blackberry and elderberry.

A powerline crosses the property near the northern boundary. Although the vegetation in the powerline right-of-way is maintained, there still remains good groundcover including Adam's needle, lovegrass, foxtail, blackberry, sparkleberry, and sand live oak.

Management:

The Beaver Creek property is adjacent to San Felasco Hammock Preserve State Park and the Florida Park Service would be willing to manage the property if it is acquired.

There currently are very few invasive, non-native plants located on the property. A small clump of coral ardesia plants were observed by staff during the site visit. The site should be monitored for invasive plants on a regular basis, particularly given that it is located within a residential area.

Recreation:

The Beaver Creek property will be managed at part of San Felasco Hammock Preserve State Park if acquired. The Preserve provides passive recreational opportunities in close proximity to the subject property.

Parcel Data:

<u>Parcel Number</u>	<u>Size (Acres)</u>	<u>Just Value</u>
06035-009-000	11.59	\$75,300
06035-009-003	9.5	\$92,600
06035-009-002	8.4	\$76,400
06035-008-001	<1	\$16,000

The 2005 Alachua County Property Appraiser's (ACPA) just or land value for the property is \$260,300 or \$8,647.84 per acre. These figures are for comparative purposes between nominated properties and are not necessarily an accurate reflection of the true cost of the property if acquired by the ACF program. There are no buildings on the parcel.

This property is in unincorporated Alachua County just off of Millhopper Road. The property has a future land use designation of Residential Estate and Conservation and a zoning designation of Agricultural. To the north is San Felasco Hammock State Preserve Park. The properties to the west, east and south are large residential lots and are zoned Agricultural or Residential Estate (RE). The market pressure is high in this area for large residential properties.

The entire site is heavily forested with a creek system in the southern portion of the property. Except for San Felasco Hammock State Preserve Park to the north, the entire site is

surrounded by large size residential lots ranging from 2 to 8 acres. The property owner is currently trying to rezone the property to residential estate to match the land use of RE so that the site can be developed. The natural features (creek and associated wetlands, soils, slopes) on about 1/3 of the property would have increased protection from development activities under current regulations. If the property is rezoned to RE, a maximum of 15 lots could be built. However, based on environmental constraints, it would probably be closer to around 10 lots. The subject property is accessible from a stub-out within the Marmaduke West Subdivision. This development review is based on a limited desk-top review and relates to the current regulation (1991 Comp Plan and Land Development Regulations) as well as policies in the new updated 2002 Comp Plan, which is expected to take effect in early 2005.

Other:

There are no Division of Historical Resources Master Site File locations on the property.

Literature Cited:

KBN, a Golder Associates Company. 1996. Alachua County Ecological Inventory Project.
Prepared for Alachua County Department of Growth Management, Gainesville, Florida.