

**Millhopper Flatwoods  
Weiss  
8/24/2016**

**#170024B**

<b>Project Score:</b>	<b>6.93 of 10.00</b>	
<b>Inspection Date:</b>	8/11/2016	
<b>Size:</b>	711 acres	
<b>Parcel Numbers:</b>	06010-000-000, 577ac	
	06013-003-000, 129ac	
	06013-003-001, 3ac	
	06010-001-000, 2ac	
<b>S-T-R:</b>	11-9S-19E	
	12-9S-19E	
<b>Buildings:</b>	0 ACPA, 0 on site	
<b>Just Value:</b>	\$4,299,000	\$6,046/acre
<b>Total Value:</b>	\$4,299,000	\$6,046/acre
<b>Asking Price:</b>	\$6,500,000	\$9,142/acre

<b>Natural Communities:</b>		
Wet Flatwoods		Fair
Mesic Flatwoods		Fair
Former Upland Pine		Fair - Poor
Depression Marsh		Good
Dome Swamp		Very Good
Basin Swamp		Very Good
Bottomland Forest		Good
Baygall		Fair - Good
Seepage Stream		Fair - Good
<b>Other:</b> Borrow Pit & Cleared Nat. Gas Line		
<b>Archaeological Sites</b>	1 on site / 13 in 1 mile	

**REPA Score:** 6.98 of 9.44  
**KBN Score:** Ranked 23 of 47 projects (Millhopper Flatwoods)  
**Outstanding Florida Waters:** Turkey Creek & Blues Creek become OFW within SFHPSP

**Overall Description:**

The Weiss parcels are located east of San Felasco Hammock Preserve State Park and west of the GRU Murphree Wellfield. The property's western boundary is along NW 43<sup>rd</sup> Street and its eastern boundary is along US 441. On the west side of NW 43<sup>rd</sup> Street is San Felasco Park (City of Gainesville's Park) and just to the east of US 441 are mainly Weyerhaeuser/ Plum Creek pine silviculture lands. The property has several residential developments on its northern and southern boundaries. To the north is Turkey Creek Forest and to the south are Millhopper Station, Mile Run and Northwood Pines. The Weiss property could be an important component of a wildlife corridor from San Felasco Hammock Preserve State Park to the GRU Murphree Wellfield.

Natural communities occurring within the property include wet flatwoods, mesic flatwoods, basin swamps, dome swamps, depression marshes, bottomland forest, baygall, former upland pine forest and seepage streams. In the former upland pine area a gopher tortoise burrow was located. The planted and un-planted pines from the property's uplands were logged in approximately 2006, but mature seed trees were left and natural pine regeneration is occurring. The vast majority of pines seen on the site visit are slash, but a few longleaf pines were found. The flatwoods and the edges of the wetlands are mainly in fair ecological condition due to extreme fire suppression. The property was never bedded in association with the pine timberland so it is anticipated that the ground cover seedbank is viable. The ground cover diversity in the wet & mesic flatwoods is present in mowed logging roads and where sunlight can reach the forest floor. Wiregrass, hairy laurel, vanilla leaf, meadow beauty and other grasses/forbs were seen in these mowed areas. As

for non-native exotic plants, only pasture grasses in the road/gas line easement and a single tallow tree were found. Also, soil rooting from feral hogs was observed.

The Weiss parcel contains a portion of the headwaters for four local creeks: Turkey Creek, Blues Creek, Possum Creek and Hogtown Creek. Turkey Creek flows off the property to the north while Blues Creek flows out of the property to the west. The surface waters that flow off the Weiss property to the south become channelized through several residential neighborhoods, but eventually contribute towards both Possum Creek and Hogtown Creek. All four creeks ultimately terminate in sinkholes recharging the Floridian aquifer.

The Weiss property has several unimproved dirt access roads off US 441. There is also access to an underground natural gas line easement through the property that extends from US 441 southwest to the Northwood Pines residential development. This 50 foot wide Florida Gas Transmission Co. supply gas line easement is kept mowed and maintained. There are no buildings on the property, but there is a billboard located on the property along US 441 that has an annual lease. There are two borrow pits on the property. According to the owner's son, Ron Weiss, the larger pit holds water most of the time and the smaller pit is only 2 to 3 feet deep and rarely holds water. Both these borrow pit parcels are owned by the Weiss family. The only existing activities on the site are seasonal hunting and road maintenance/mowing from a local bow hunt club. The Weiss property has been nominated as a fee simple purchase to the Alachua County Forever Program and the asking price is \$6,500,000.

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: This property is composed of four parcels totaling approximately 711 acres within the City of Gainesville. City of Gainesville land use is Single Family and the zoning designation is Single Family Residential. Gross density allowed is three and a half dwelling units per acre (3.5 units / 1 acre). Resources within the 711 acre parcel include 445 acres (63%) of 100-year Floodplain, 230.66 acres (32%) of Surface Waters / Wetlands and 711.5 acres (100%) are within the Millhopper Flatwoods Strategic Ecosystem. The site could potentially be developed with a maximum density of 1,229 single family residential units on 240 acres, with the remaining 471 acres protected.

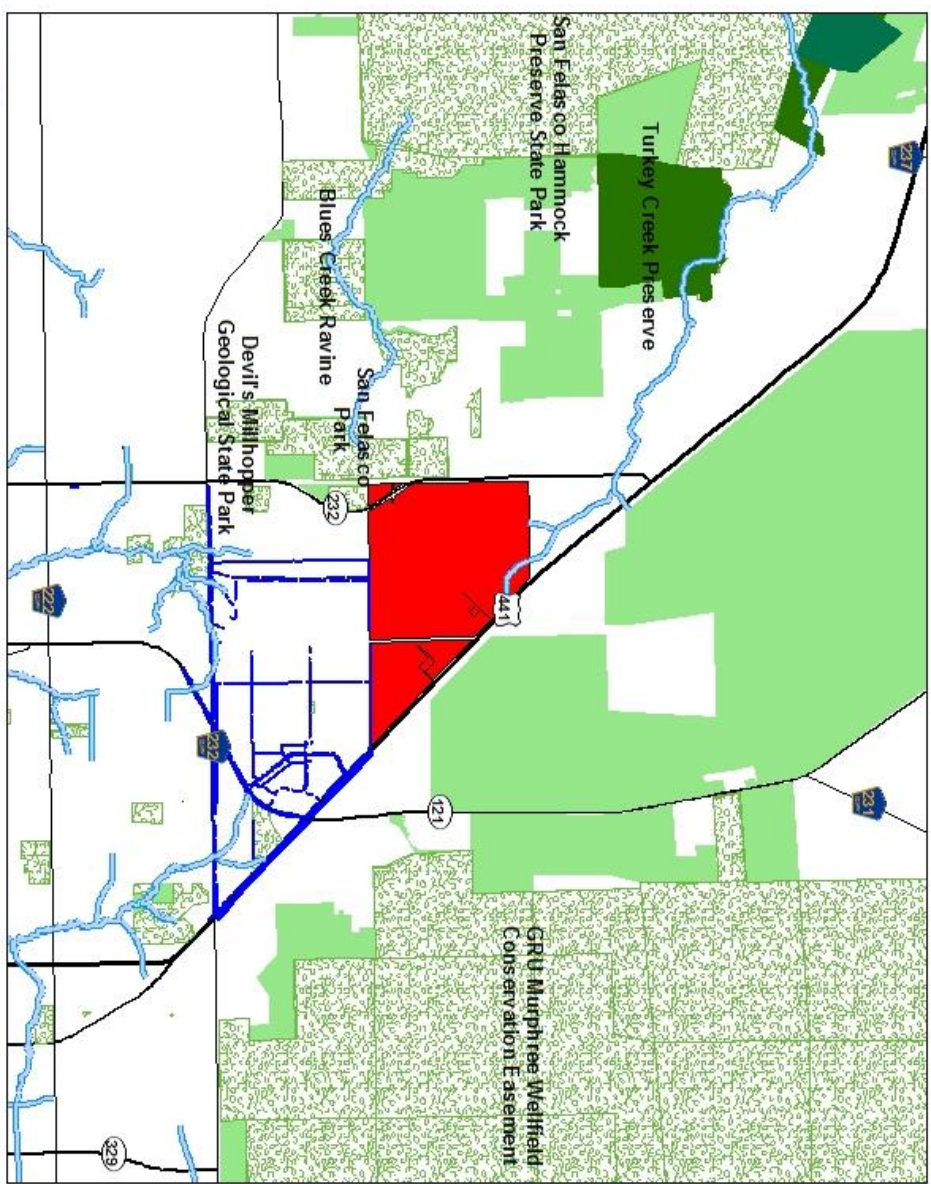
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CATEGORY	Criterion	WEIGHTING	Enter Criteria Value Based on Site Inspection	Average Criteria Score	Average Criteria Score Multiplied by Relative Importance
(I-1) PROTECTION OF WATER RESOURCES	A. Whether the property has geologic/hydrologic conditions that would easily enable contamination of vulnerable aquifers that have value as drinking water sources;		2		
	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;		3		
	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;		3		
	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;		5		
	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;		4		
	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		
(I-3) PROTECTION OF PLANT AND ANIMAL SPECIES	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;		3		
	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;		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.		4		
<b>AVERAGE FOR ENVIRONMENTAL AND HUMAN VALUES</b>				3.40	
<b>RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE</b>		1.3333			4.53
(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);		3		
	B. Whether this management can be completed in a cost-effective manner.		4		
	A. Whether there is potential for purchasing the property with matching funds from municipal, state, federal, or private contributions;		4		
	B. Whether the overall resource values justifies the potential cost of acquisition;		3		
(II-2) ECONOMIC AND ACQUISITION ISSUES	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		4		
	<b>AVERAGE FOR ACQUISITION AND MANAGEMENT VALUES</b>			3.60	
<b>RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE</b>		0.6667			2.40
<b>TOTAL SCORE</b>					<b>6.93</b>

# Millhopper Flatwoods - Weiss Location Map

Map 1



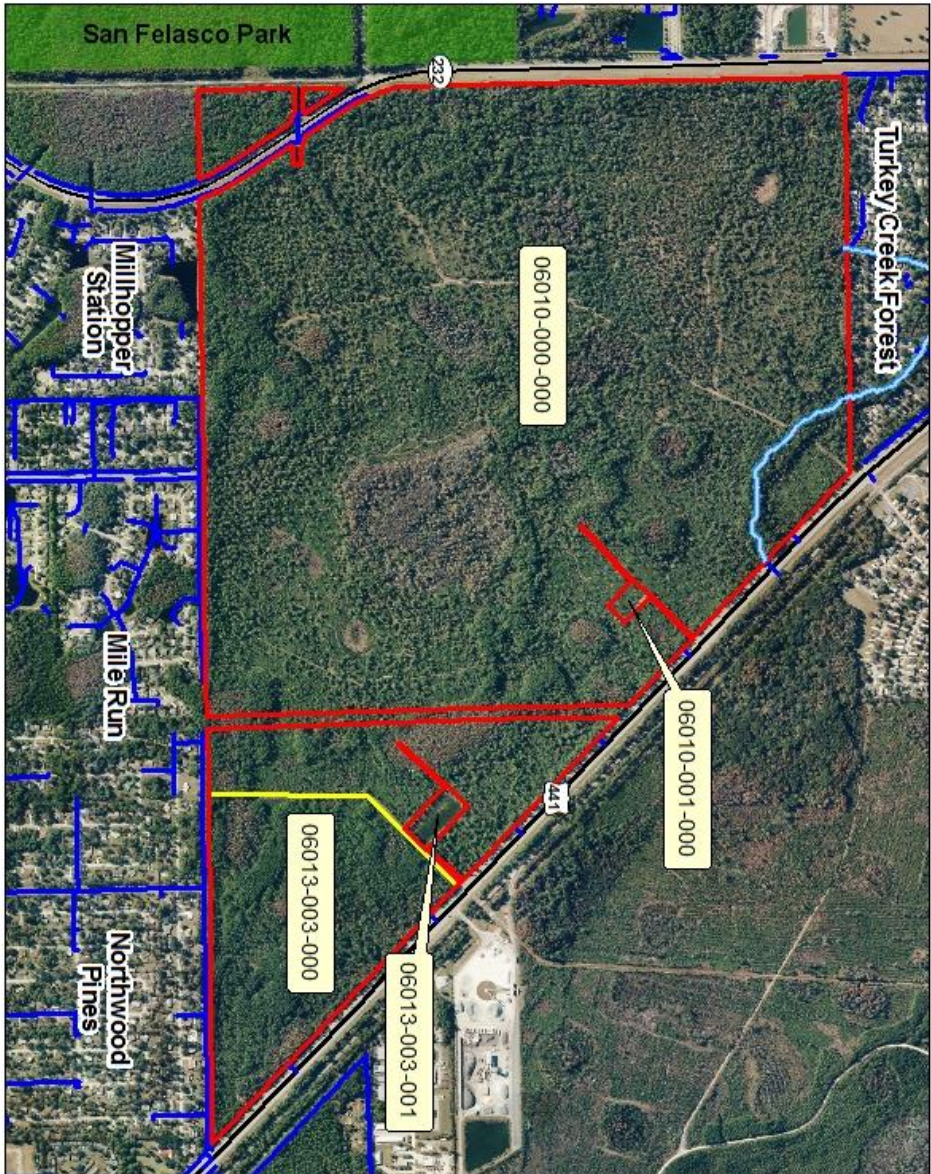
### Legend

- Weiss Parcels
- ACF Preserve & CE
- Conservation Land
- ACF Projects
- Creeks
- Open Channel



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# Millhopper Flatwoods - Weiss Parcel



Map 2



### Legend

- Weiss Parcels
- Gas Line
- Turkey Creek
- Open Canal/Ditch



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