

**Gainesville Archipelago Project
Jurecko Property
03/16/09**

Project Score:	6.53 of 10.00	
Size:	11.69 acres	
Parcel Numbers:	07901-000-000 07902-001-000	
S-T-R:	19-9S-20E	
Buildings:	None	
Just Value:	\$15,090/ac	\$176,400
Total: Just+bld+misc	\$15,141/ac	\$177,000

Natural Communities	Condition
Upland mixed forest	Very good
Mesic pine flatwoods	Good
Upland pine forest	Fair
Seepage stream	Very Good
Seepage slope	Very Good
Blackwater stream	Good
Other: Concrete drives associated with former homesite	

REPA Score: 4.93 of 9.44 (Adjacent Hartman Mackey Project)

Overall Description:

The Jurecko parcels are located at 1902 NW 45th Avenue, west of US Highway 441 in Gainesville. The parcels are adjacent to Hogtown Creek Headwaters City Park (HCHP), which is managed by the City of Gainesville Nature Operations. An unpaved private road, NW 19th Street, lies between the Jurecko parcels and HCHP. Acquisition of the Jurecko parcels would provide a significant buffer between the City park and residential development to the west, protect headwater wetlands which contribute to Hogtown Creek, and preserve nearly 700 feet of Hogtown Creek, a locally-significant disappearing stream which flows through Gainesville and discharges into the Floridan aquifer via Haile Sink.

The property consists of several natural community types, including upland mixed forest, mesic pine flatwoods, upland pine forest, seepage stream, seepage slope, and blackwater stream. The condition of the natural communities on the property ranges from fair to very good. A former homesite exists within the upland pine community, which still supports southern red oak, mockernut hickory, and sand live oak, in addition to ornamental shrubs and trees typical of a homesite. The pine flatwoods contain several intact, catface longleaf pines. Pinxter azaleas are scattered throughout the upland mixed forest, becoming abundant in the seepage slope wetlands and along the seepage streams. A blackwater stream, issuing from a cypress swamp to the west of the property, crosses the lower parcel. It appears to have been channelized long ago, however is in remarkably good condition, containing desirable native plants and abundant minnows.

Non-native invasive plant species observed on the property during the March 2009 site visit include tuberous sword fern, coral ardisia, Japanese honeysuckle, camphor tree, glossy and Japanese privets, mimosa, asparagus fern, Cherokee rose, and confederate jasmine. In addition to non-native plants, evidence of nine-banded armadillo was observed on the property.

The site possesses excellent recreation potential given its proximity to Hogtown Creek Headwaters Park, which is scheduled to open in 2009, and which will offer a trailhead, nature trails, a picnic area, and interpretive kiosks. City staff have expressed interest in managing the Jurecko parcels as part of HCHP, and in cooperating with the acquisition of the parcels using City WSPP funds, pending the addition of the parcels to their approved acquisition list.

The property is composed of two parcels totaling approximately 11.69 acres (7.65 + 4.04). The City of Gainesville land use designation is Single Family Residential on both parcels. City of Gainesville zoning designations are RSF-1 on the larger parcel and RSF-2 on the smaller. Gross density allowed in RSF-1 is 3.5 dwelling units per acre. Gross density allowed in RSF-2 is 4.6 dwelling units per acre.

The following resources are present:

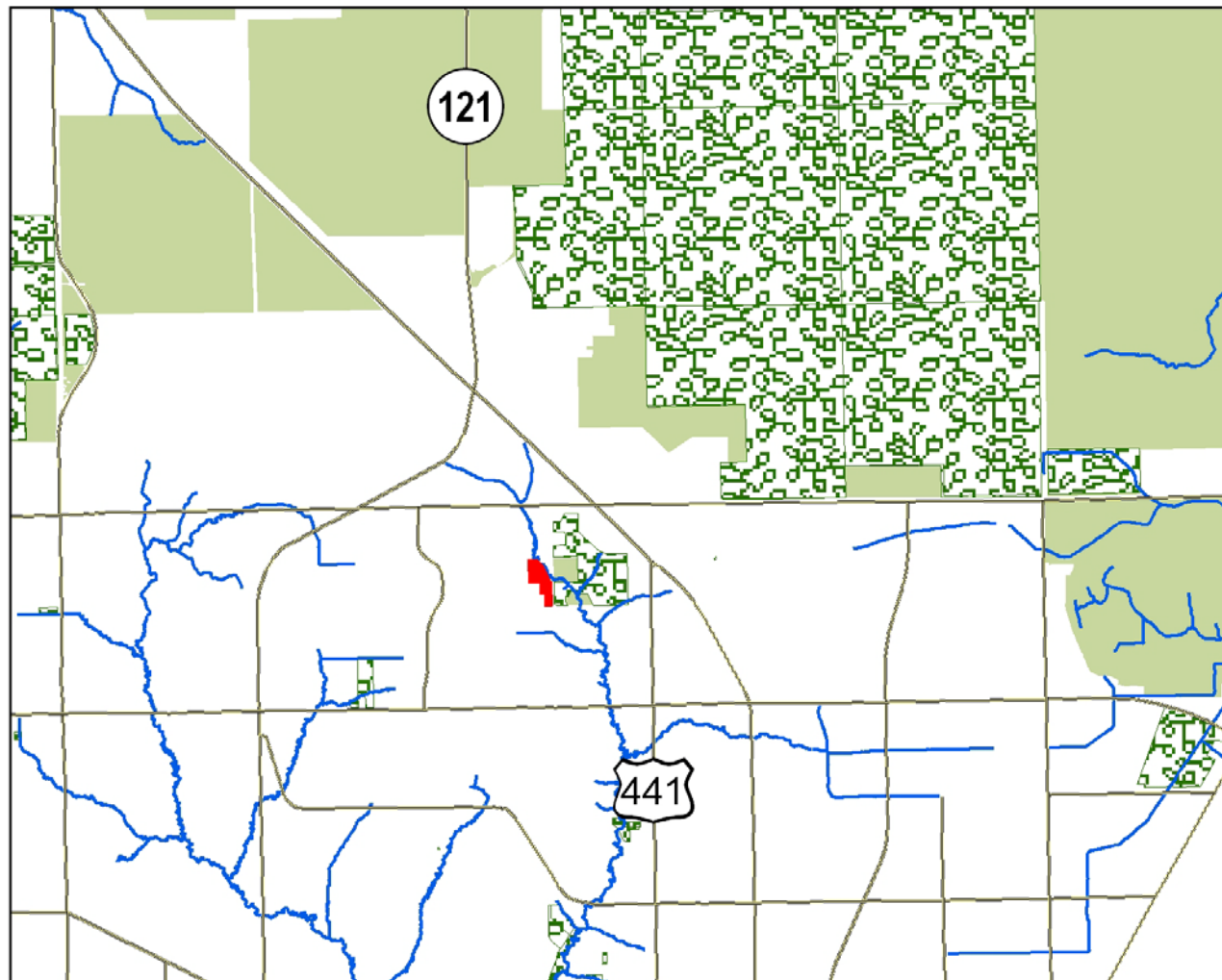
FEMA 100-year Floodplain	–	approximately 2.14 acres (18%)
Surface Waters / Wetlands	–	approximately 2.37 acres (20%)
Surface Waters / Wetland Buffers	–	approximately 2.11 acres (18%)

Current access to both parcels is via NW 19th Street, a privately maintained, unpaved road. Assuming access issues could be addressed, maximum development potential based on gross density allowed is approximately 44 dwelling units. However, 4.48 acres (38%) of the property is undevelopable surface waters, wetlands, and required resource buffers. If the allowed density is applied only to developable uplands, approximately 27 dwelling units would be allowed.

This development analysis is based on a limited desk-top review and is founded upon current Land Development Regulations and Comprehensive Plan policies.

Gainesville Archipelago - Jurecko Property			March 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;		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;		4		
	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;		2		
	G. Whether the property contains important, Florida-specific geologic features such as caves or springs;		3		
	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;		2		
	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;		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;		2		
	E. Whether the property offers high vegetation quality and species diversity;		4		
	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;		5		
	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.		5		
	AVERAGE FOR ENVIRONMENTAL AND HUMAN VALUES			3.40	
	RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE	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, exotics removal, maintaining hydro-period, and so on);		4		
	B. Whether this management can be completed in a cost-effective manner.		3		
(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;		3		
	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		4		
	AVERAGE FOR ACQUISITION AND MANAGEMENT VALUES			3.00	
	RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE	0.6667			2.00
	TOTAL SCORE				6.53

Gainesville Archipelago Project - Jurecko Property Location Map



Legend

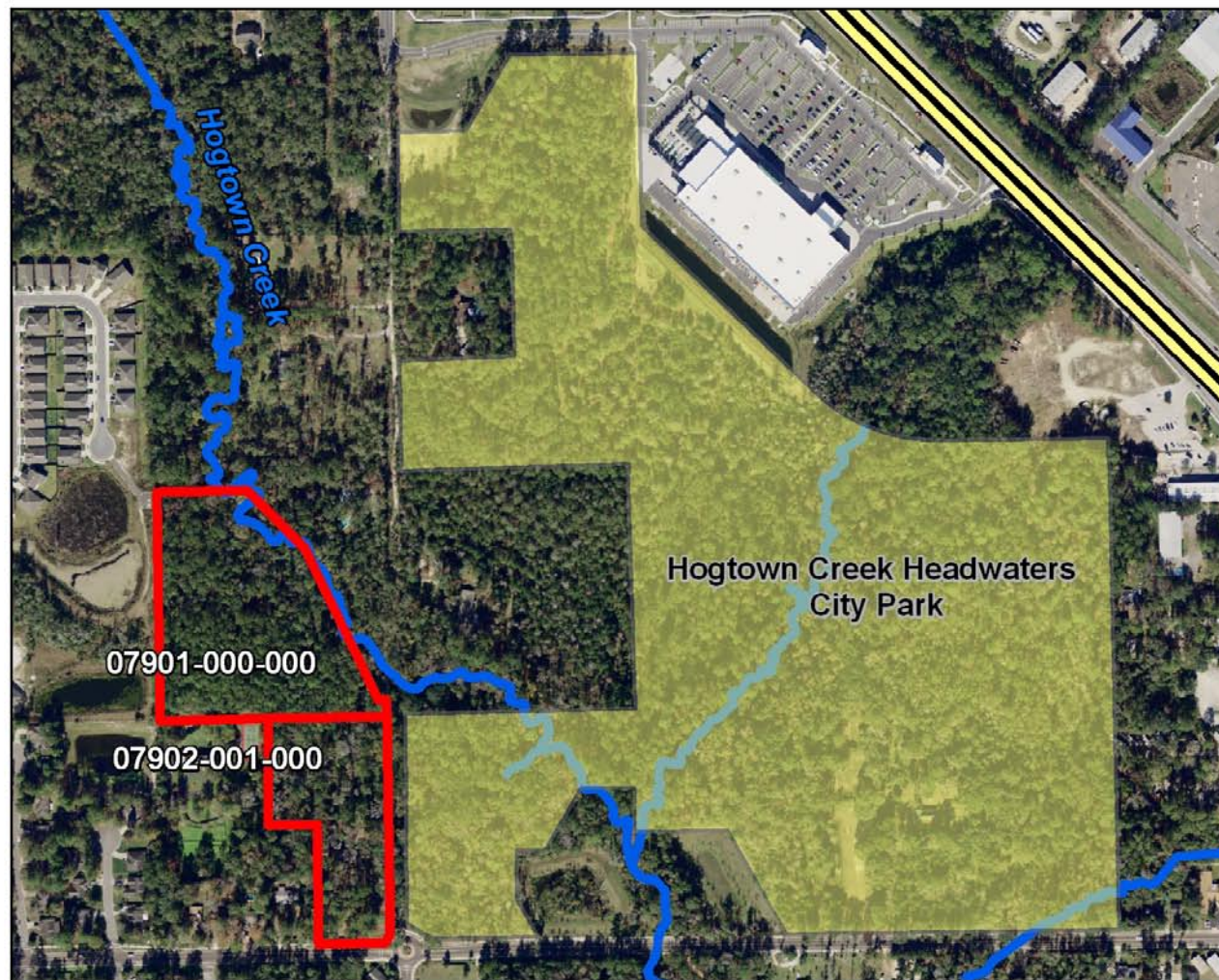
-  Jurecko Property
-  ACF Projects
-  Conservation Lands
-  Gainesville Creeks
-  Major Roads



0 0.25 0.5 1 1.5 2 Miles

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.

Gainesville Archipelago Project - Jurecko Property Aerial Image



0 125 250 500 750 1,000 Feet

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