

Hasan Flatwoods			
Davis, Roger			
10/28/2021			
Project Score		Buildings	
5.2 of 10.00		2 (home, mobile home) + multiple additional barns, sheds, other structures associated with the farm	
Inspection Date		Just Value	Just Value Per Acre
10/13/2021		\$1,128,157	\$3,452
Size (ACPA)		Total Value (Just, Misc, Bldg)	Total Value Per Acre
All Parcels	326.78	\$1,277,894	\$3,910.56
Parcel Number	Acreage (ACPA)	Parcel Number (Cont'd)	Acreage (ACPA)
02835-000-000	27.28	02894-000-000	10
02835-006-000	20	02894-001-000	20
02835-007-000	20	02894-002-000	20
02835-008-000	20	02894-003-000	20
02835-009-000	9.5	02894-004-000	10
02836-001-001	10	05393-001-000	20
02842-000-000	40	05393-002-000	20
02842-001-000	20	05393-003-000	20
02842-002-000	20		
Section-Township-Range		Acquisition Type	
13-07-18	(9 parcels)	Conservation Easement	
24-07-18	(8 parcels)		
Archaeological Sites		Natural Community	Condition
0 recorded on site, 0 in 1 mile		Blackwater stream	Fair
10 hist structure in 1 mile		Slope forest	Poor
1 hist. cemetery in 1 mile		Depression marsh	Fair
		Basin Swamp	Fair
Bald Eagle Nests		Other	Condition
0 on site, 0 within 1 mile		Improved pasture	
		Row Crops	
		Farm Pond	
		Low Impact Development	
REPA Score	5.22 of 9.44 (Hasan Flatwoods ACF Project Area)		
KBN Rank:	Beech Valley Strategic Ecosystem ranked 47th of 47.		

OVERALL DESCRIPTION:

The Roger Davis property consists of seventeen parcels totaling 326.7 acres (ACPA) in size. It is located less than a mile east of Mill Creek Preserve in northwestern Alachua County, approximately 3 miles south of the boundary with Union County. The property is in the Hasan Flatwoods Alachua County Forever Project Area, and partially in the Beech Valley Strategic

Ecosystem. The property has been nominated by the landowner for consideration as a conservation easement.

The property does not currently share a boundary with any ACF Preserves or any other existing conservation lands. In total, the parcels have approx. 1.04 mi of road frontage on NW County Road 236. The property is almost entirely used for agriculture – both cattle and crops, and formerly for the production for tobacco. At present, the cattle and at least some of the crops are raised using organic farming methods. There is a residence on site as well as several buildings, other structures, and equipment related to the current and past operation of the farm. In seeking a conservation easement, the landowner desires to protect the property for agriculture.

A portion (approx. 0.5 mi) of West Hasan Creek flows through the property, primarily in the northwestern parcels south of CR 236. This creek flows north to the Santa Fe River, and historically would have terminated in a sinkhole on the Hitchcock Conservation Easement, which is under contract for acquisition, just south of the Santa Fe River. Based on aerial imagery it appears that the creek flow terminates in a farm pond about 1.5 mi north of the property (at the SW corner of Charles Davis' property) during normal water level periods; however, it is probable that the hydrologic connection still exists in the form of sheet flow during periods of high water/ rainfall. Historically, this creek would have been bordered by slope forest, but at present, this natural community has been significantly altered and is in poor condition. Although there is some diversity in the tree species that remain, including swamp chestnut oaks, southern magnolias, Florida maples, laurel and water oaks, pignut hickories, and spruce pines, the understory has been greatly impacted by on-site use of the property and activities such as mowing and cattle grazing. There are significant erosion issues both within the creek bed and in the landscape sloping down into it. In several places, the creek has been modified into ponds to retain water for recreational and irrigation purposes, and to reduce water velocity during heavy rainfall events, as erosion prevention measures. Other wetlands on the property include a couple farm ponds, and a depression marsh on the southern border of the property which was in fair condition. A small wetland in the northeast corner of the property is hydrologically connected to Bucks Branch in the Holder Branch watershed which connects hydrologically with the Santa Fe River watershed.

The landowner reported seeing deer, turkeys, sandhill cranes, diamondback rattlesnakes, and otters on the property historically, but we did not observe them during the site visit. There are no active bald eagle nests onsite or within one mile of the property according to the FWC database, but the landowner has observed them over the site in the past. Invasive exotic plants were observed in low density across the site, including Caesar weed, tropical soda apple, skunkvine, mimosa tree, Chinaberry tree, and Cuban bulrush. Japanese climbing fern was encountered in greater densities in the wooded areas along the creek. There are no documented historic resources present on the property, but there are ten historic structures and two historic cemeteries documented within one mile of the property.

DEVELOPMENT REVIEW:

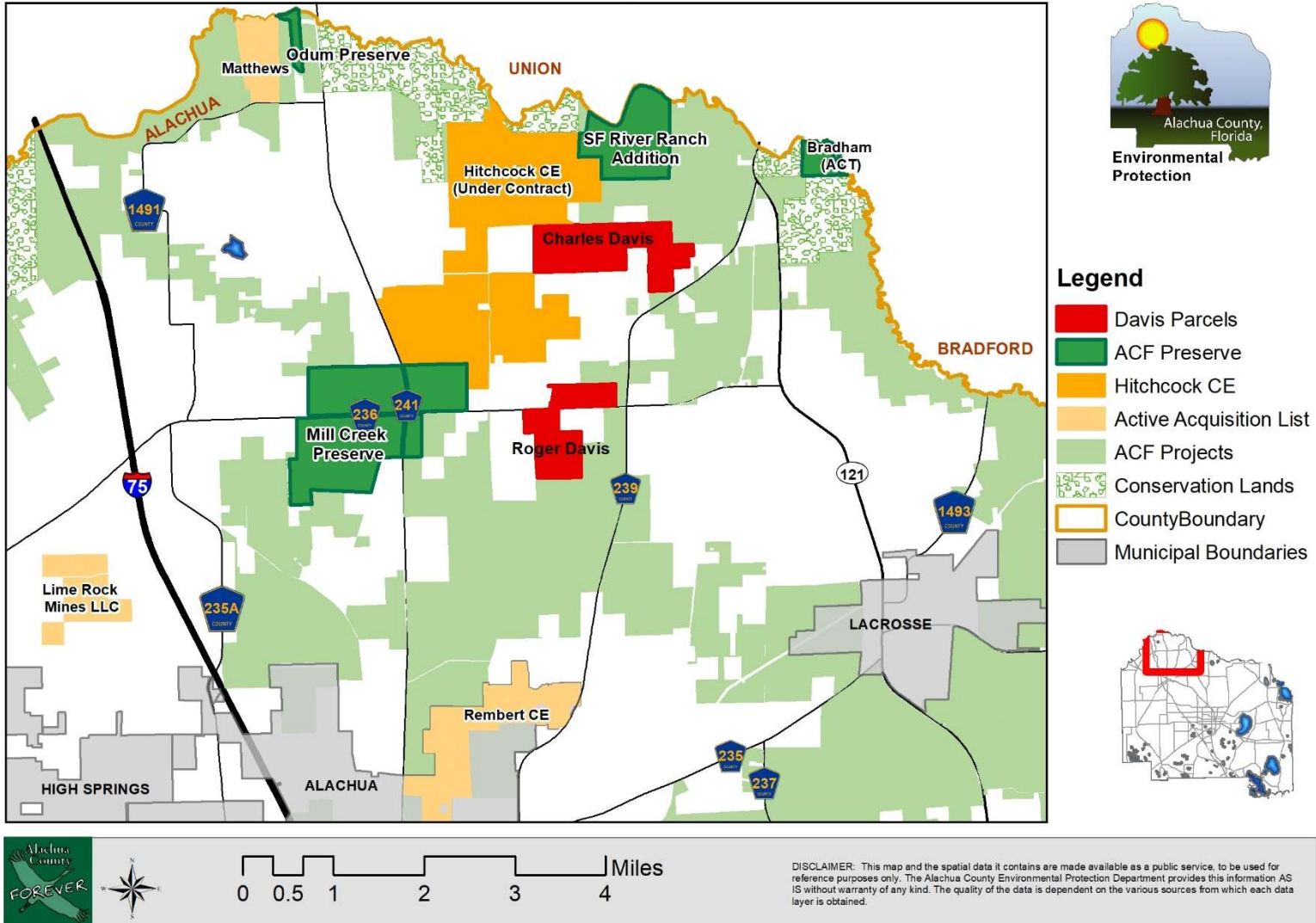
This development analysis is based on a limited desk-top review and is founded upon current County Land Development Regulations and Comprehensive Plan policies. The Development Scenario is oversimplified, and is meant only to convey a general sense of the potential of development intensity that could be possible based on land use and zoning conditions.

The parcels are zoned Agriculture (A) and have a Land Use designation of Rural/Agriculture. Based on the existing zoning, which allows for 1 unit per 5 acres, an estimated 65 residential units could be built. An additional three units could be received if the development is clustered and 50% of the upland habitat within the Strategic Ecosystem is preserved; inclusive of the 75 ft. wetland buffers. Under this scenario, two bonus units and 1 unit per 10 acres of conservation set-aside can be granted ($63 \text{ SE acres} \times 50\% = 31.5 \text{ acres}$ / $10 \text{ units per acre} = 3.15 \text{ units} + 2 \text{ bonus units} = 3 \text{ units}$). The locations and configurations of the wetlands, wetland buffers and 100-year floodplain would not restrict the potential of this many residential units. However, the remote location from communities, limited availability of infrastructure, construction costs and lack of residential market conditions in this vicinity would limit the development potential for this subject site.

REPA Hasan Flatwoods Davis, Roger 10/28/21					
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;		2		
	D. Whether the property serves an important flood management function.		2		
(I-2) PROTECTION OF NATURAL COMMUNITIES AND LANDSCAPES	A. Whether the property contains a diversity of natural communities;		2		
	B. Whether the natural communities present on the property are rare;		4		
	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;		3		
	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;		4		
	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.		1		
(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;		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;		2		
	E. Whether the property offers high vegetation quality and species diversity;		2		
	F. Whether the property has low incidence of non-native invasive species.		3		
(I-4) SOCIAL AND HUMAN VALUES	A. Whether the property offers opportunities for compatible resource-based recreation, if appropriate;		1		
	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			2.30	
	RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE	1.333			3.07
(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);		1		
	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;		3		
	B. Whether the overall resource values justifies the potential cost of acquisition;		4		
	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		3		
	AVERAGE FOR ACQUISITION AND MANAGEMENT VALUES			3.20	
	RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE	0.667			2.13
	TOTAL SCORE				5.20
NOTES					
	General Criteria Scoring Guidelines				
	1 = Least beneficial, 2 = Less Beneficial than Average, 3 = Average, 4 = More Beneficial than Average, 5 = Most Beneficial				

Santa Fe River - Davis, Charles and Roger Location Map

Map 1



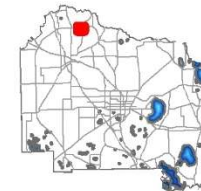
Hasan Flatwoods - Davis, Roger Parcel Map

Map 2



Legend

Roger Davis Parcels (326.7 ac)



0 0.25 0.5 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.