

Hickory Sink

Kanapaha Timber Land & Cattle (Lee)

6/22/2017

Project Score		Natural Community	Condition
7.47 of 10.00		Upland Pine Forest	Excellent-Fair
Size		Sandhill	Good
3947.5 acres		Upland Mixed Forest	Good
Parcel Number	Acreage	Terrestrial Cave	Excellent
Various--see attached	3947.5	Limerock Outcrop	Good
Section-Township-Range		Sinkhole	Good-Excellent
S 10, 11 ,14, 15, 22, 23, 24, 25, 27, 30		Live Oak Hammock	Fair
T 10, R 18		Other	Condition
Buildings		Old Field Successional Forest	
4 houses, 4 sheds/bard, 2 kennels, 1 cellular tower		Improved Pasture	
Just Value	Just Value Per Acre	Man-made Depression/Pond	
\$6,962,800	\$1,764	Low Impact Development	
Total Value (Just, Misc, Bldg)	Total Value Per Acre	1/4 acre cellular tower lease	
\$7,534,700	\$1,934	Ruderal habitat	
Acquisition Type		Bald Eagle Nests	
Fee Simple		0 on site, 1 in 2 miles	
		Archaeological Sites	
		5 Dept of Historical Resources	
		Master Site Files; 2 eligible for	
		National Register of Historic Places	
REPA Score		6.93 of 9.44	
KBN Score		Ranked 36rd of 47 projects (North San Felasco Hammock)	

Overall Description:

The 3,947.5-acre Hickory Sink - Kanapaha Timber Land and Cattle (KTLC) property is comprised of 26 parcels that lie between the Cities of Gainesville, Newberry and Archer in unincorporated Alachua County. The property is bisected by Parker Road (SW 122 ST) and lies between Newberry and Archer Roads. KTLC is just outside of the Urban Services Line, with Haile Plantation and Oakmont developments immediately east and north respectively. Most of the west and south sides of the property are surrounded by agricultural lands and large rural residential lots. The owners, the Lee Family, are interested in a conservation easement on the land.

The KTLC property is on the western side of the County where there are very few conservation lands, high development pressure, and few suitable lands remaining for conservation. Therefore, if acquired, the KTLC property would be one of the only large conservation areas in this part of the County. It is approximately 2.6-miles from Kanapaha Prairie, 2.7 miles to Dudley Farm, 2.8- miles from Kanapaha Lake/Split Rock, 3.5-miles from Paynes Prairie, 4.9-miles from San Felasco Hammock, and 5.3-miles from Watermelon Pond, see Map 1.

The dominant natural community is upland pine forest that varies from excellent to fair condition. While

the majority of longleaf pines on the property are young, there are some areas with a canopy of mature longleaf pines. The ground cover ranges from diverse native ground cover with little to no pasture grasses to areas dominated by pasture grasses interspersed with a diversity of native species. Species include wiregrass, Indian grass, little bluestem, greeneyes, chinquapin, blueberry, tephrosia, pitted stripe seed, queens delight, butterfly pea, hairy bush, clover, chamaecrista, southern red oak, bluejack oak, mocker-nut hickory, and long leaf pine. A portion of the area has good quality ground cover under planted slash pine.

There are some very impressive karst features scattered throughout the property including caves with a rare aquatic cave invertebrate, karst sinkholes and fern covered limerock outcrops. Other natural communities include a small area of sandhill, upland mixed forest, live oak hammock, old field succession forest and some cut over areas with a mixture of pasture grass, weedy species and desirable native vegetation.

Invasive species observed on the property include scattered mimosa trees, several acres of cogon grass that the owners are treating, Chinese tallow, and an incipient population of Japanese climbing fern.

Notable wildlife observed on the property include a fox squirrel, gopher tortoises and numerous quail. Improved pasture and low impact development are also present. The low impact development includes 4 homes, one of which was constructed in the 1920's, several agricultural structures (barn and sheds), and 2 kennels. Additionally, the owners lease a cellular tower on ¼ acre in the southeast corner of property.

The property has been managed for quail and owned by only two families since the 1930's. The current owner, the Childers/Lee family, has owned the property since the late 1940's/early 1950's. The owners currently manage between 250-300 cow calf units and approximately 450 acres of pine plantation with good quality ground cover. The family continues to manage the property for quail and is actively working to manage/restore the longleaf habitat. They employ a natural resource land manager who resides on the property, and recently did a biomass harvest of off-site oaks (laurel and water oaks) and loblolly pine, and regularly prescribe burn. Their annual burn goal is 600 acres.

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

Based on a desk-top review of the property, there are strategic ecosystems, floodplains, wetlands, upland listed species habitat, caves and other sensitive karst features in and around the project area. The majority of the property has a Land Use designation of Rural/Agriculture and a Zoning designation of Agriculture (A), and is classified as Timber or Grazing Soil by the property appraiser. There are over 10,000 feet of road frontage on SW 122 Street, a public road as well as thousands of feet of additional frontage on several other public and private roads.

The property currently is zoned for agriculture, which allows for single family development at a density of 1 unit per 5 acres. However, the property is adjacent to several large low density single-family developments (i.e. Oakmont and Haile Plantation) that are just inside the Urban Cluster line and have a Land Use of Residential Low Density with Planned Development (PD) zoning (1 to 4 units/acre). This general area has a high development pressure for single family homes.

A: Agricultural - 1 unit/5 acre density, any development over 24 units must be clustered with at least 50% of the property set-aside in open space. Based on the fact the approximately 2,276 acres are within strategic

ecosystem, it can be assumed that the majority of the areas set-aside will be for conservation. Therefore, with a base unit density totaling 789 units and with an additional 2 units (cluster bonus) and 1 unit per 10 acres on land set-aside for conservation, the site has a potential for 988 to 1,000 units based on how much land is set-aside and for what purpose (conservation or just general open space [which provides for an additional 1 unit for every 20 acres]). If the site was proposed for development, a Special Area Study and Plan would be required that demonstrates that the ecological integrity of the strategic ecosystem is sufficiently protected, but this would not prevent development of the site.

Hickory Sink-Kanapaha Timber Land Cattle 6/22/2017

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;		5		
	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.		3		
(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;		5		
	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;		2		
	E. Whether the property is adjacent to properties that are in public ownership or have other environmental protections such as conservation easements;		2		
	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;		5		
	H. Whether the property is relatively free from internal fragmentation from roads, power lines, and other features that create barriers and edge effects.		3		
(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;		4		
	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;		5		
	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;		4		
	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;		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.		4		
	AVERAGE FOR ENVIRONMENTAL AND HUMAN VALUES			3.70	
	RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE	1.333			4.93
(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);		3		
	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;		4		
	B. Whether the overall resource values justifies the potential cost of acquisition;		3		
	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			3.80	
	RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE	0.667			2.54
	TOTAL SCORE				7.47

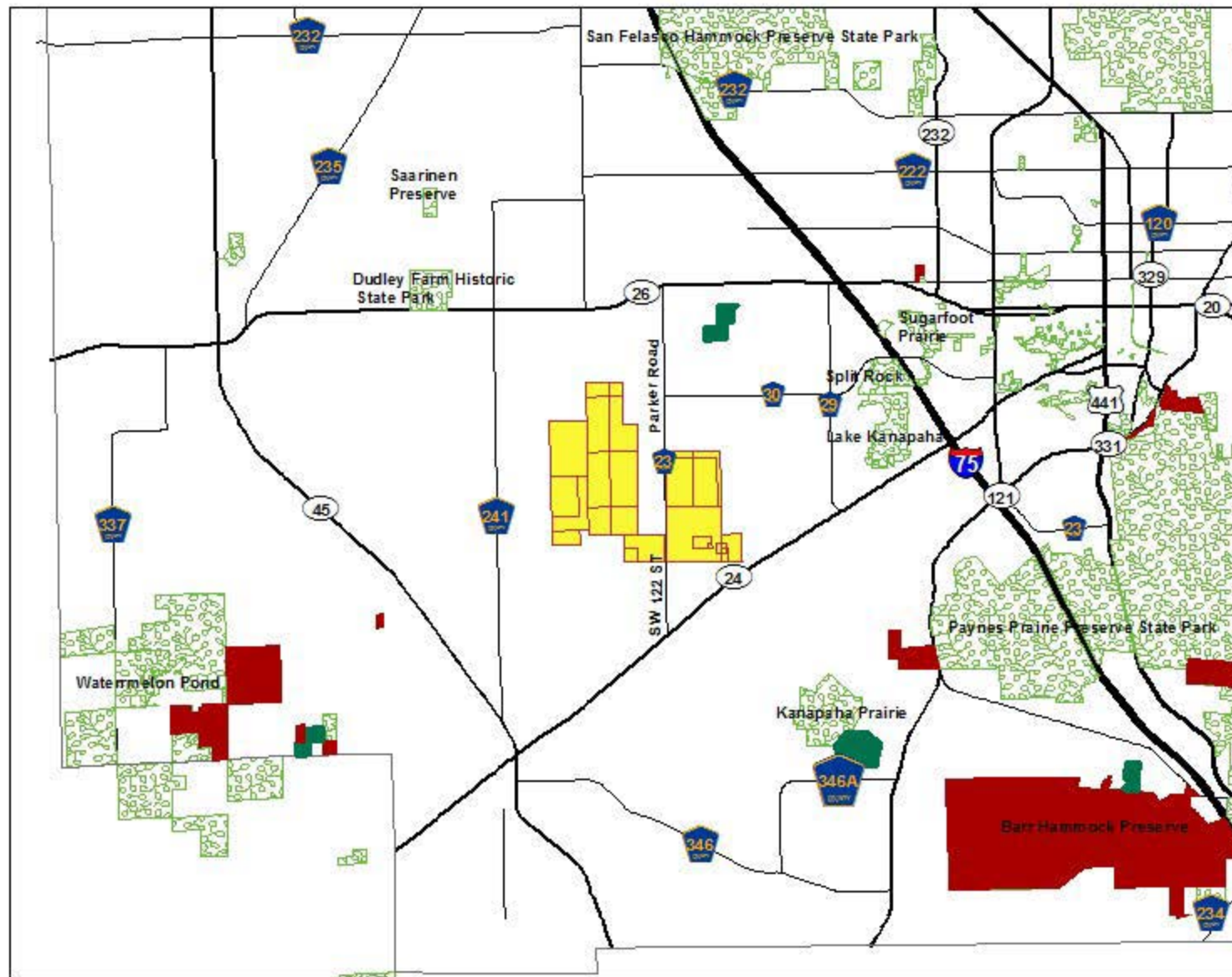
NOTES

General Criteria Scoring Guidelines

1 = Least beneficial, 2 = Less Beneficial than Average, 3 = Average, 4 = More Beneficial than Average, 5 = Most Beneficial

Hickory Sink - Kanapaha Timber Land & Cattle (Lee)

Map 1



Legend

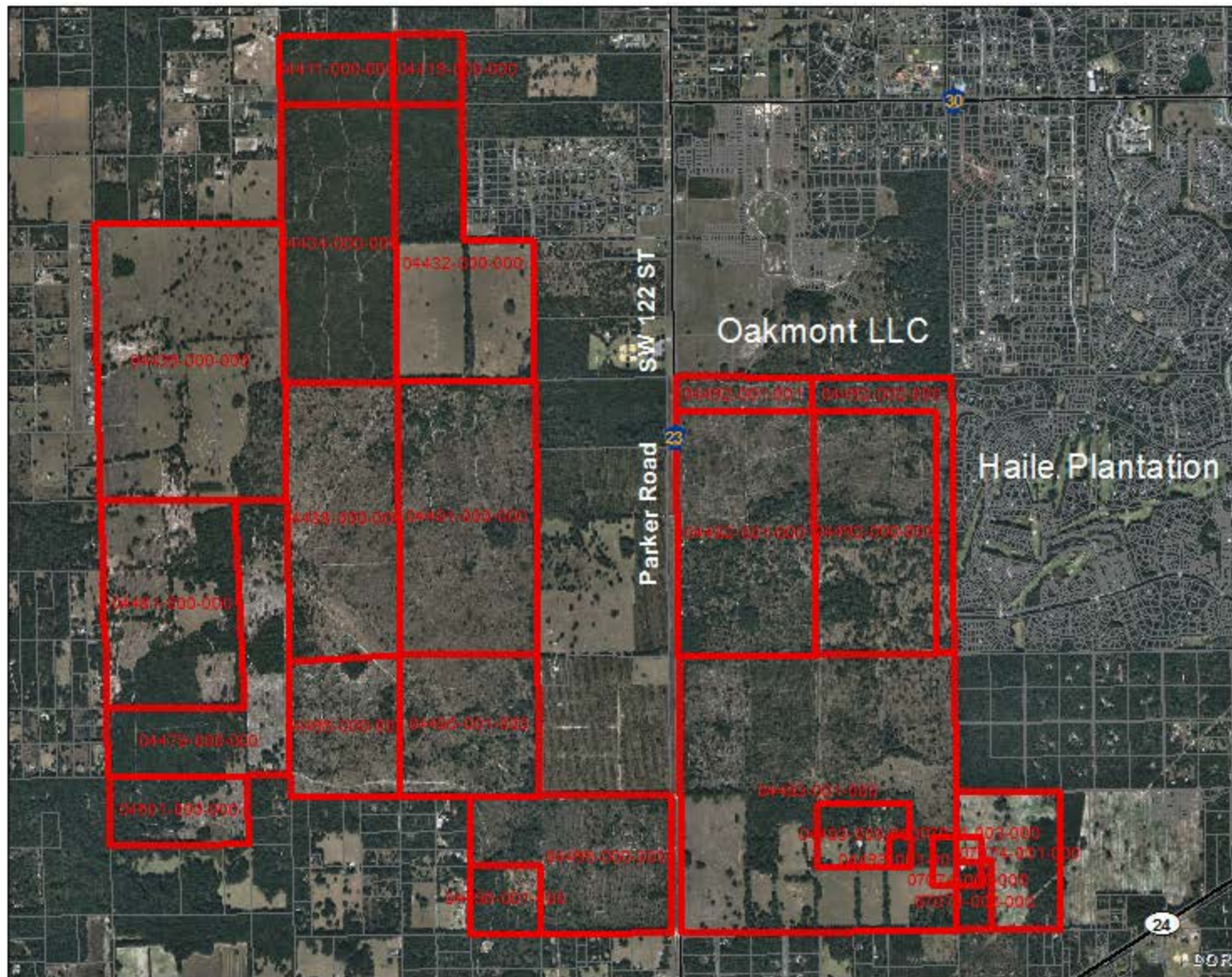
- Kanapaha Timber Land and Cattle
- ACF Preserves
- ACF Conservation Easements
- Conservation Lands



0 1.75 3.5 7 10.5 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.

Map 2



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Alachua County Property Appraiser Data

<u>Parcel</u>	<u>Total(Land+Build+Misc</u>	<u>Land</u>	<u>Building</u>	<u>Misc</u>	<u>Acres</u>
04435-000-000	\$84,200	\$84,200	\$0	\$0	424
04481-000-000	\$336,000	\$336,000	\$0	\$0	240
04479-000-000	\$263,200	\$263,200	\$0	\$0	188
04501-000-000	\$107,600	\$107,600	\$0	\$0	80
04411-000-000	\$15,100	\$15,100	\$0	\$0	67.27
04434-000-000	\$480,000	\$480,000	\$0	\$0	240
04488-000-000	\$336,000	\$336,000	\$0	\$0	240
04498-000-000	\$168,000	\$168,000	\$0	\$0	120
04419-000-000	\$180,000	\$180,000	\$0	\$0	40
04432-000-000	\$480,000	\$480,000	\$0	\$0	240
04491-000-000	\$448,000	\$448,000	\$0	\$0	320
04495-001-000	\$224,000	\$24,000	\$0	\$0	160
04495-000-000	\$260,400	\$260,400	\$0	\$0	185.98
04496-001-000	\$72,000	\$72,000	\$0	\$0	40
04492-001-001	\$55,200	\$55,200	\$0	\$0	39.4
04492-001-000	\$385,900	\$385,900	\$0	\$0	257.7
04493-001-000	\$1,131,400	\$1,130,300	\$0	\$1,100	565.15
04492-002-000	\$105,000	\$105,000	\$0	\$0	75
04492-000-000	\$343,000	\$343,000	\$0	\$0	245
07074-001-000	\$1,148,000	\$1,148,000	\$0	\$0	95
04493-000-000	\$286,600	\$89,300	\$165,300	\$32,000	44.65
04493-002-000	\$157,800	\$23,600	\$132,000	\$2,200	5.35
04493-001-001	\$120,000	\$120,000	\$0	\$0	10
07074-003-000	\$60,000	\$60,000	\$0	\$0	5
07074-000-000	\$207,300	\$68,000	\$134,700	\$4,600	5
07074-002-000	\$180,000	\$180,000	\$0	\$0	15
Total	\$7,634,700	\$6,962,800			3947.5
Per acre	\$1,934	\$1,764			