

**Barr Hammock
Carr Family Parcels
5/9/2013**

Project Score:	6.93 of 10.00	
Inspection Date:	4/10/2013	
Size:	194.73 acres	
Parcel Numbers:	16851-006-000	11
	16851-008-000	38.51
	16851-001-002	9.2
	16851-009-000	33.52
	16851-000-000	102.55
S-T-R:	34-11-20	
Buildings:	1 + outbuildings	
Just Value:	\$495,500	\$2,547/acre
Total Value	\$526,400	\$2,703/acre

Natural Communities:

Basin Swamp	Excellent - Good
Bottomland Forest	Excellent - Good
Sinkhole Lake	Excellent - Good
Terrestrial Cave	Presume
	Good/Excellent
Mesic Hammock	Excellent - Good
Upland Hardwood	Excellent - Good
Xeric Hammock	Excellent - Good
Mesic Flatwoods	Poor
Upland Mixed Woodland	Fair - Poor
OTHER	
Improved Pasture	
Successional Hardwood Forest	

REPA Score: 7.96 of 9.44

KBN Score: Barr Hammock – Levy Lake 6 of 47 projects

Overall Description:

The Carr Family parcels are located west of Micanopy, west of I-75 and south of CR234 (Map 1 & 2). The Property touches Price's Scrub on its southwestern corner. There is one single family dwelling and 3 outbuildings on the largest parcel. The Carr Family Parcels are part of a ranked Florida Forever Project. The Price's Scrub portion of the Florida Forever Project, Carr Farm/ Price's Scrub, has been purchased by the State. The remaining part, including the Carr Family Parcels is currently ranked 29th on the Partnerships and Regional Incentives Projects list. The proposed acquisition is a mixture of fee and conservation easement (Map 3).

The Carr property is composed primarily of various types of mixed hardwood forests including basin swamp, bottomland forest, mesic hammock, xeric hammock, upland hardwood forest and upland mixed woodland all of which are in good to excellent condition. Hardwood-dominated forests have a diverse mixture of large overstory trees on rolling topography. Some of the forest (approximately 30 acres) is and has been grazed for years, while other parts have not been grazed in many years. Grazed areas have a more open understory than ungrazed areas. A few acres of formerly fire maintained communities, mesic flatwoods and upland mixed woodland occur along CR 234 and are in generally poor condition. Some of the wetlands on the property have changed from more a open aspect to wooded wetlands over the last 30-40 years. A portion of the sinkhole lake, Wewa pond, about which a chapter was written in Archie Carr's A Naturalist in Florida, is part of the nominated property and is in good to excellent condition. A terrestrial cave is present on the property, but was not visited in the evaluation. This cave receives waters from a wetland to the south at high water. Approximately 20 acres of improved pastures in 3 distinct patches occur on the property (two are grazed with a portion of the upland hardwood forest). One small patch (~ 5 acres) of successional hardwood forest dominated by small diameter laurel and water oaks is located on former pasture near the north part of the property.

Invasive plants were not wide spread. Ardisia was noted in an un-grazed portion of bottomland forest near a basin swamp. Individuals of Japanese climbing fern, chinaberry and trifoliate orange were also noted in a few locations.

Several other resources of note are present on the property. At least one species of a rare cave amphipod is known from the property (FNAI, (from a well)) and either a current or past Florida

champion pignut hickory is on the property. One recorded archaeological site is present on the property, a low density, prehistoric artifact scatter. In addition there may be historic period cultural resources associated with two large piles of sawdust dating from the 1930's and 1940's when the property was timbered and a sawmill operated there. In addition the property belonged to noted naturalists / conservationists Archie Carr and Marjorie Harris Carr, which lends interpretive value to the property should it be opened to the public for recreational access. It has been suggested that a connection be made to trails on Price's Scrub. The parcels are located approximately 1 mile east of the future main entrance of Barr Hammock Preserve so it would form part of a recreational/natural area linkage between Price's Scrub and Barr Hammock.

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.

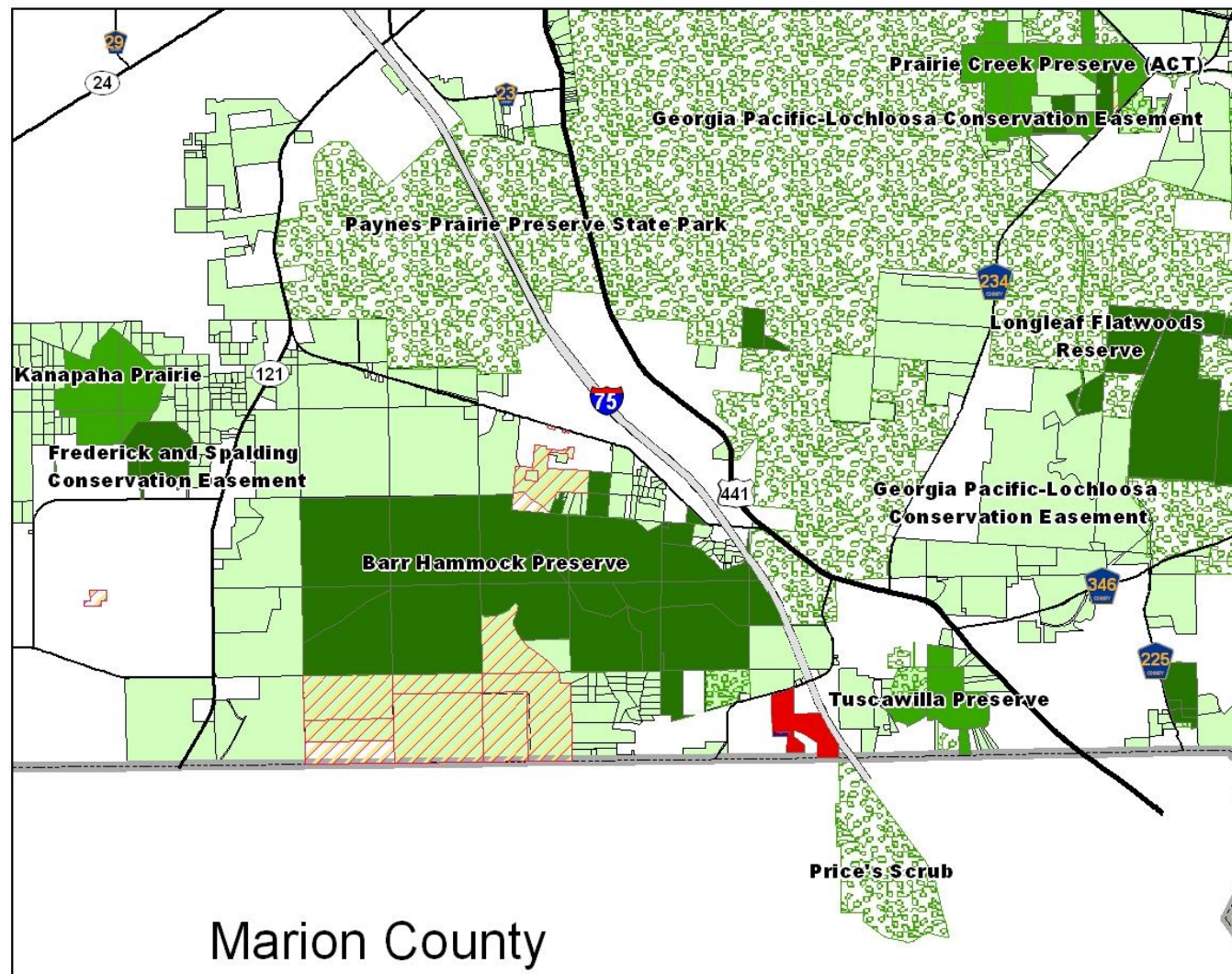
The property consists of five parcels totaling approximately 194.73 acres. Alachua County land use and zoning designations are Rural/Agriculture and Agricultural, respectively. Gross density allowed in these classifications is one dwelling unit per five acres (1 unit / 5 acres). The following conservation resources are present: 100-year Floodplain(26.40 acres or 13.8%), Surface Waters / Wetlands (38.40 acres or 20%), Surface Waters / Wetlands Buffers (13.97 acres or 7.3%) and Conservation Resource Total (49.30 acres or 25.8%). The property has approximately 0.26 miles of frontage along CR 234, a paved, county-maintained public road.

Two of the five tax parcels (16851-001-002 & 16851-006-000) have existing, recorded covenant restrictions that limit development potential to one single family dwelling on each parcel yielding 2 units on these two parcels. On the remaining 3 parcels (171.25 acres) gross development potential at one unit per five acres is 34 lots. All subdivisions in the Rural/Agriculture area of 25 lots or more must be designed as a "Rural/Agriculture Clustered Subdivision", which require areas to be set aside and protected in perpetuity, but also give bonus units as incentive for clustering and allow transfer of units from protected areas to developed areas. Depending on how much area the developer chose to set aside, within code allowances, between 42 and 44 units could be developed on the 3 parcels that have no covenant restrictions. Thus, the total number of developable units on the parcels is between 44 and 46.

Barr Hammock - Carr Farms		4/09/2013			
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;		2		
	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;		4		
	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;		4		
	D. Whether the property is functionally connected to other natural communities;		4		
	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;		4		
	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;		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;		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;		4		
	E. Whether the property offers high vegetation quality and species diversity;		4		
	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;		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		
	AVERAGE FOR ENVIRONMENTAL AND HUMAN VALUES			3.70	
	RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE	1.3333		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.	4			
(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;	1			
	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		3.00		
	RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE	0.6667		2.00	
	TOTAL SCORE			6.93	

Barr Hammock Levy Prairie - Carr/McNab

Map 1



Legend

- Carr_Property
- McNab

ACF Aquisitions

- Acquired
- Leveraged
- Negotiation
- Under Contract

Major Road

- County
- Interstate
- Highway
- State Road

County Boundary

FNAI - Managed Areas

- FNAI - Managed Areas
- ACF Projects



0 2.5 5 Miles

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Barr Hammock Levy Prairie - Carr /McNab

Map 2



Legend

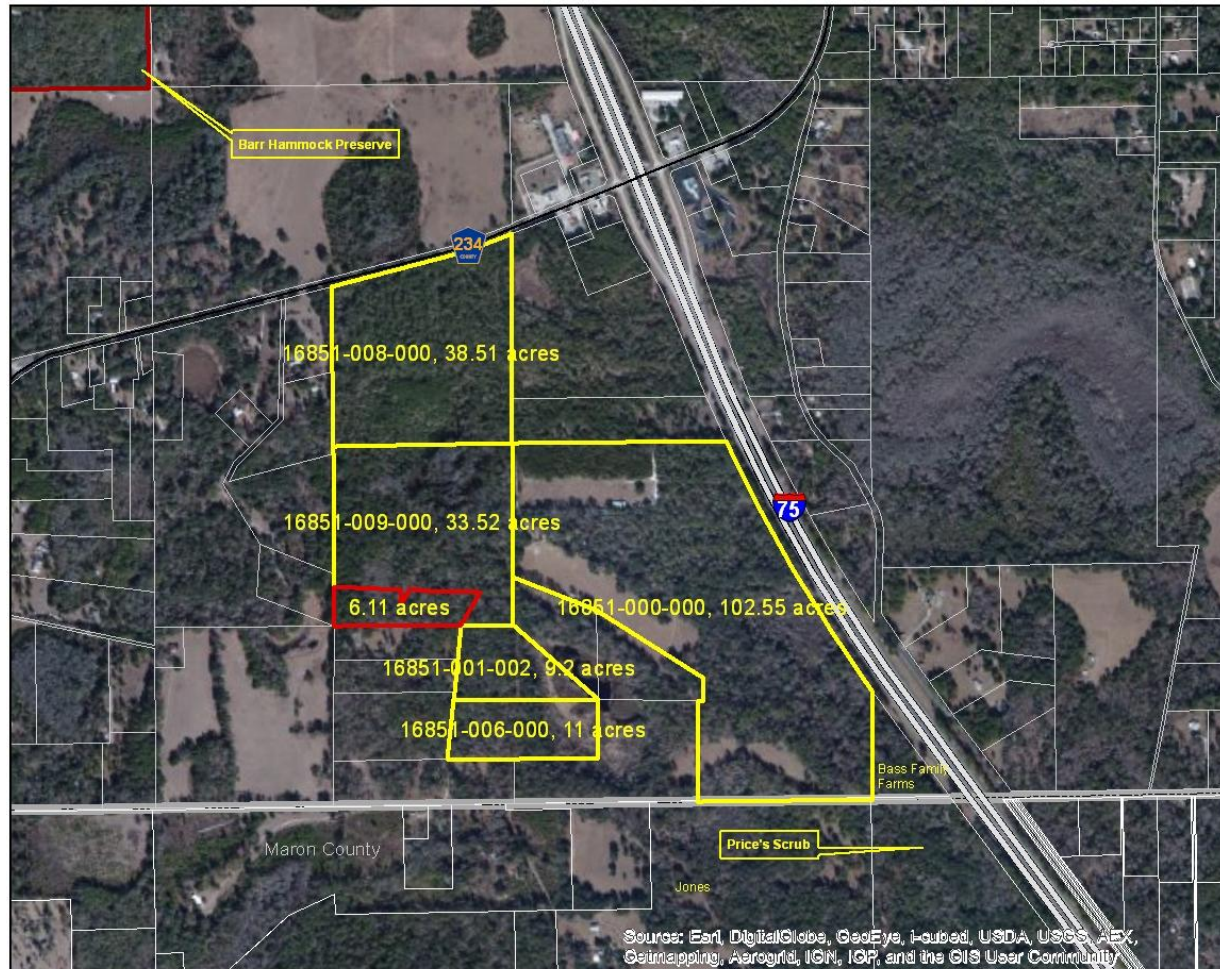
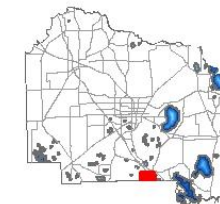
- McNab
- Carr_Property
- ACF_Boundary
- Fee
- Conservation Easement

parcel

- parcel
- marion_owner

Major Road

- County
- Interstate
- Highway
- State Road
- County Boundary



Sources: Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, and the GIS User Community

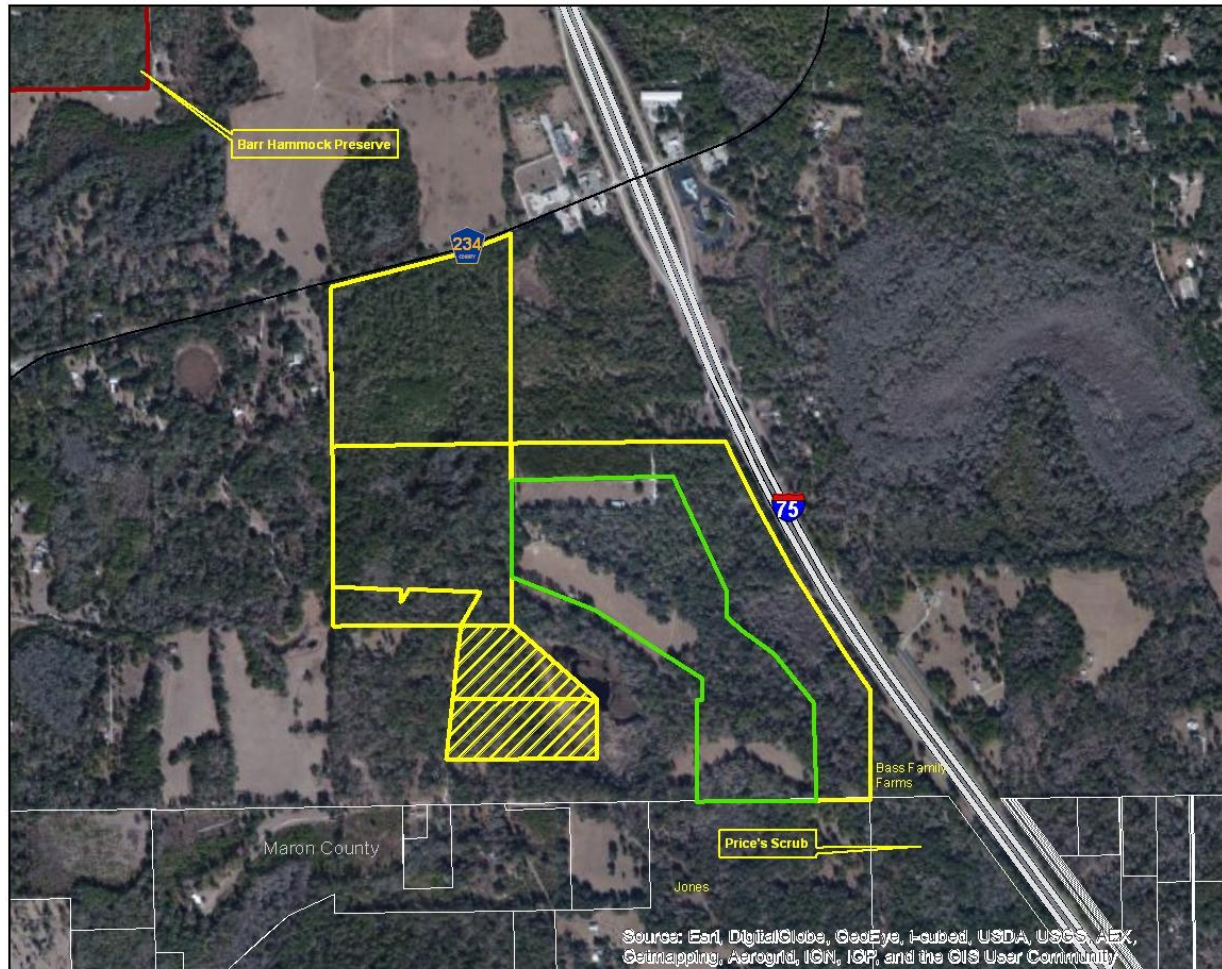


0 0.25 0.5 Miles

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Barr Hammock Levy Prairie - Carr /McNab

Map 3 - Proposed Acquisition Type



0 0.25 0.5 Miles

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