

**Barr Hammock
Butler
January 23, 2008**

Project Score:	6.93 of 10.00	
Inspection Date:	January 28, 2008	
Size:	130.00 acres	
Parcel Numbers:	16355-001-000	47.1 ac
	16355-000-000	2.9 ac
	16330-000-000	40.00 ac
	16373-000-000	40.00 ac
S-T-R:	07-11-20	
Buildings:	1 single family home	
Just Value:	\$438,000	\$3,369.23/ acre
Total (Just, Bldg, Misc.)	\$497,200	\$3,824.62/ acre

Natural Communities:	
Hydric Hammock	Very good
Wet prairie	Very good
Mesic Flatwoods	Good
Other:	
Pole barn and storage building	
Pastures	

REPA Score: 7.96 of 9.44
Project Score: 6.93 of 10
KBN Score: Levy Lake-Barr Hammock ranked 6th of 47 projects
Outstanding Florida Waters: Project borders Levy Prairie

Overall Description:

If selected by the committee, the owner is interested in selling a conservation easement or life estate on approximately 120 acres of this 130 acre property. The owner wishes to exclude the historic homestead and the sliver of land along Wacahoota Road (as depicted in the attached maps) from consideration. Currently, one of the parcels is owned solely by Alvin Butler; three of the other parcels are part of a life estate that was established among Mr. Butler and two other family members.

The southernmost parcels have several outstanding features, including their proximity to Barr Hammock Preserve, its protection of ~1500 ft of Levy Prairie's shoreline, and good quality wet prairie and hydric hammock. Acquisition of this property would improve the County's protection of undeveloped shoreline, diverse habitats, and water quality. The northernmost parcels have a more classic agricultural feel, and are composed primarily of pastures with interspersed wetlands. Numerous sandhill cranes were observed in two separate locations on the property during the field visit. According to Mr. Butler, the wildlife diversity of the site is high.

Currently, the primary use of the property is agriculture; Mr. Butler typically keeps approximately 35 cattle on the property. The property has a mixture of open pasture, mesic flatwoods, hydric hammock, and wet prairie nearest Levy Prairie. An area near the western boundary of the southernmost parcel shows a good bit of topographic relief in a relatively short distance, indicating that some seepage may occur here. The hydric hammock is also in very good condition. The only observations of exotic plant species on the property were bahia grass in the cattle pastures and some citrus trees near the owner's home. Some significant feral hog damage was observed in the northernmost cattle pasture as well.

Aerial photos show cleared fields on the property in 1938. Some of these areas have now re-vegetated with mesic flatwoods vegetation, while other areas have been maintained as pasture. Mr. Butler has cleared the understory of the mesic flatwoods in one area, and is considering doing the same in another. According to Mr. Butler, there has been no logging that he knows of on the property. The property abuts the canal that marks the northern boundary of Levy prairie, and it appears in places that some water has been diverted away from the property's uplands toward the prairie.

All of the parcels contain some wetlands and floodplain areas. No development activities can occur within the wetland and floodplain areas unless approved by the county. The parcels all have a Rural/Agriculture Land Use and Ag zoning and could be developed for residential use at a density of 1 unit per 5 acres. Under the Comp Plan and Alachua County Unified Land Development Code (ULDC), development activities must be outside of any identified conservation areas (wetlands, floodplains, and strategic ecosystems). Other regulated resources (archeological, listed-species habitat or significant habitat) that may exist on the parcels could have some additional impacts on development activities.

The parcels may be viewed in two disjunct groups. The north group, consisting of parcel #16355-001-000 and #16355-000-000, totals approximately 49 acres and has direct access from Wacahoota Road. There are some wetlands and large areas of floodplain. Based on the condition of the forested areas on the properties, there could be significant habitat. Based on the size of these two properties, county regulations may allow up to 9 residential units on the property.

The other group consists of two parcels, parcel #16330-000-000 and #16373-000-000, south of Wacahoota Road and just north of Levy Prairie and totals approximately 86 acres. These parcels are within the Barr Hammock Strategic Ecosystem (SE) map designation. The Comprehensive Plan (Comp Plan) allows for up to 50% of the upland area of a property (within a SE) to be preserved. By preserving this area, the remaining upland area may be developed at the underlining gross density (1 unit/5), 2 additional units for clustering, and with density transferred at a rate of 1 unit/10 acres of conservation area set aside. Therefore, the SE designation would not necessarily reduce the amount of units that could be developed but could reduce the area of development. If adequate access is provided, these two lots could potentially have as many as 23 residential units if clustered and other land development regulations are met. If access does not meet county standards then the property would be limited to 6 units.

REPA - Barr Hammock Butler

January 2008

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;		2		
	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;		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.		2		
(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;		3		
	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;		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.		3		
	AVERAGE FOR ENVIRONMENTAL AND HUMAN VALUES			3.30	
	RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE	1.3333			4.40
(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;		4		
	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		4		
	AVERAGE FOR ACQUISITION AND MANAGEMENT VALUES			3.80	
	RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE	0.6667			2.53
	TOTAL SCORE				6.93

Barr Hammock- Butler Properties

Map 1

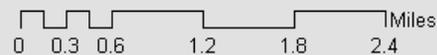
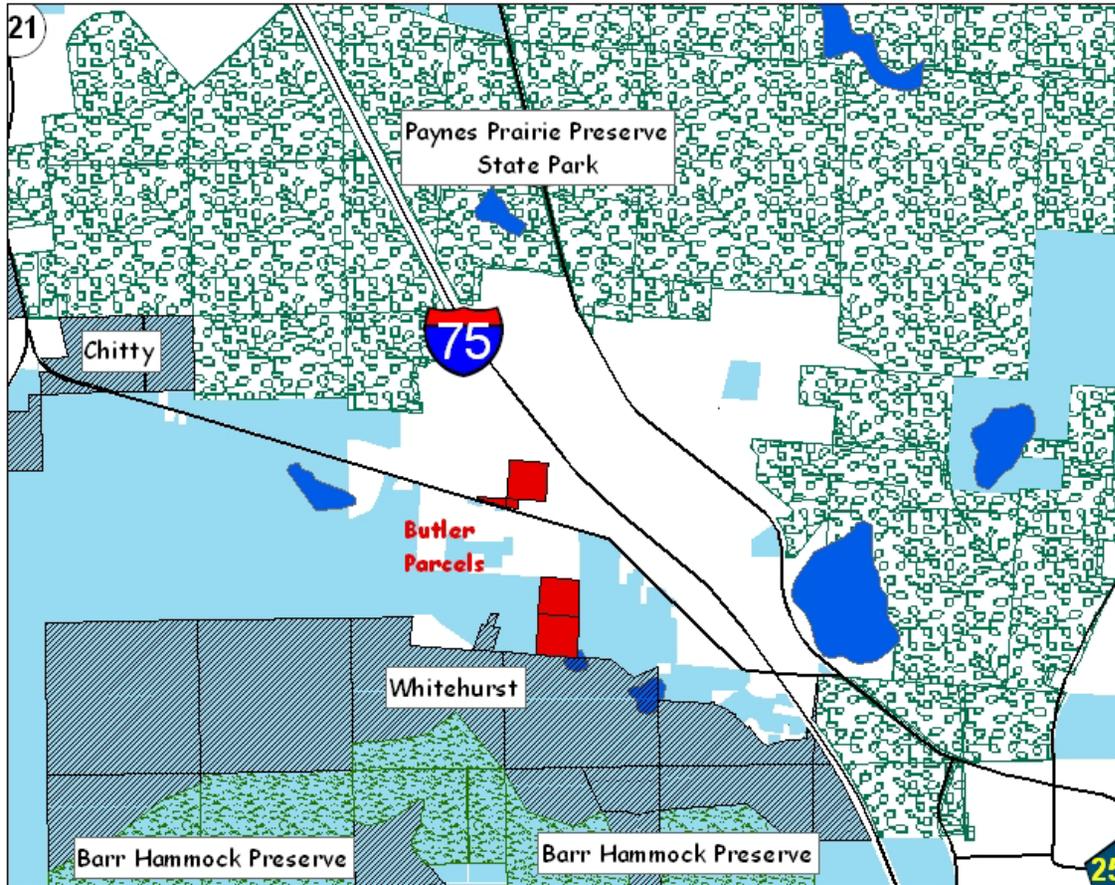


Legend

- Butler Properties
- Conservation Lands

ACF Properties SYMBOLY

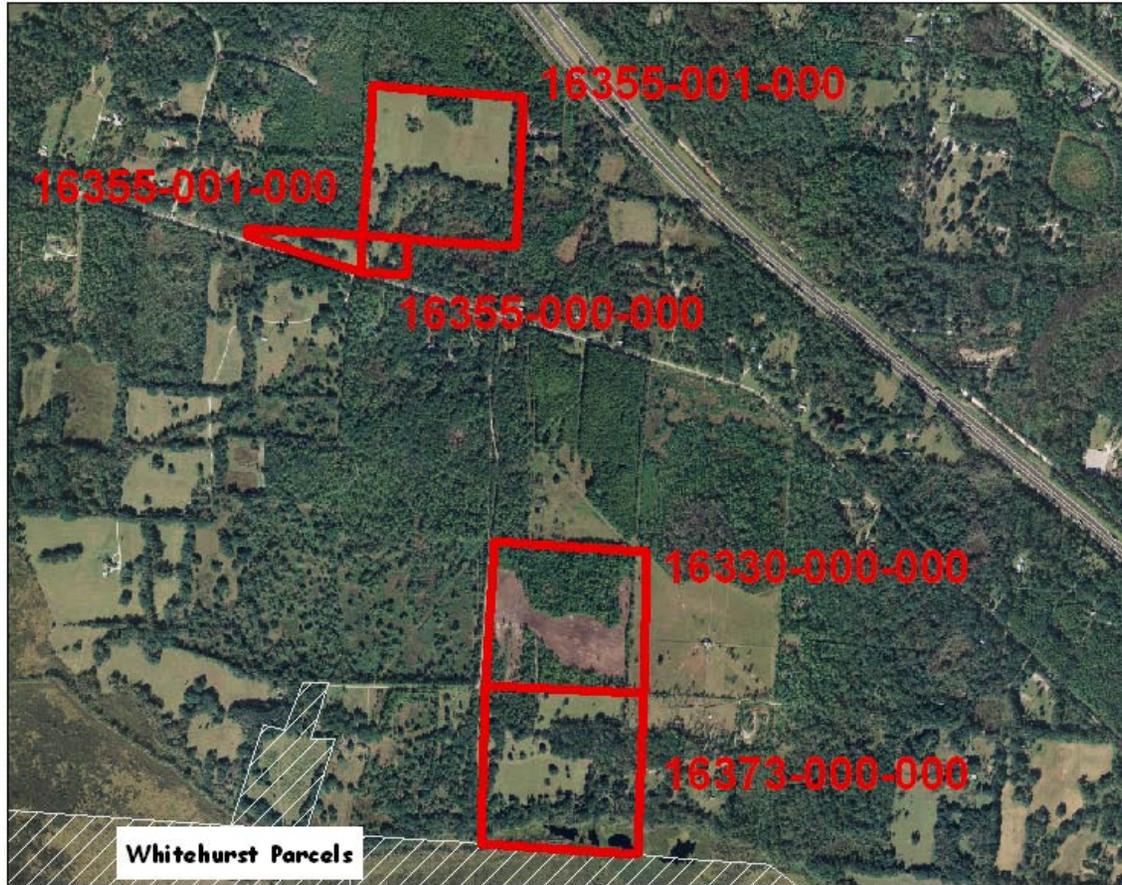
- Acquired
- Acquisition List
- Under Contract
- ACF Projects



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 type is obtained.

Barr Hammock- Butler Properties

Map 2



Legend

 Butler Properties

ACF Properties SYMBOLY

 Acquisition List



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 file is obtained.