

**Barr Hammock
Perry
5/24/06**

Inspection Date: May 12 & 16, 2006
Parcel Numbers: 16844-000-000
Size: Approximately 87 acres of a 205.7 acre parcel
S-T-R: 11S-20E-33
Buildings: 1, (0 buildings on the 87 acres)
Just Value: \$246,800 for the 205.7 acres, \$104,382 for the 87 acres
(\$1,199.80 per acre)
Project Score: 6.87 of 10
REPA Score: 7.96 of 9.44

Overall Description:

Mrs. Perry is interested in the potential sale or swap of approximately 87 acres of her 205.7-acre parcel, identified by the Alachua County Property appraiser as parcel number 16844-000-000, Map 1. The property is located in southern Alachua County on the north side of County Road 234, south of the City of Gainesville, and west of I-75 and the Town of Micanopy. It lies within the Barr Hammock (BAR) Alachua County Forever (ACF) Project area, which scored 7.96 out of 9.44 on the Rapid Ecological Project Assessment (REPA) and is the third-highest ranked project to date. The Alachua County Ecological Inventory Project (KBN Study) described the Barr Hammock – Levy Lake project as a large area containing all of Levy Lake and part of Ledwith Prairie – two of the largest wetlands in Alachua County. It includes all the land between these two wetlands, some of which is high quality hardwood forest (a part of which has been logged), and includes smaller wetlands such as Mud Pond. It connects to Paynes Prairie Preserve State Park and Kanapaha Prairie (KBN 1996).

The Perry property was included in the Barr Hammock Florida Communities Trust Grant application prepared by ACF staff on May 10, 2006. The subject property is one of a very limited number of potential access options for the easternmost Barr Hammock Rayonier parcel. The 2,300 acre Rayonier property is under contract and expected to close by November 2006. According to the County Attorney there is legal access for staff to the Rayonier Property, but not for the general public.

The Perry property would provide public access from CR-234 to the eastern Rayonier parcel. Mrs. Perry is interested in swapping the 87 acre parcel for a like amount of acreage on the eastern side of the eastern Rayonier parcel adjacent to her property. This would provide the County with legal public access to the remainder of the Rayonier Property and consolidate Mrs. Perry's holdings into a single contiguous unit.

The natural communities present on the property include logged basin swamp, upland mixed forest, hydric hammock, depression marsh, and mesic flatwoods, with the remainder of the property consisting of unmaintained improved pasture. Overall the natural communities range from very good to fair condition, Map 2.

Natural Communities:
Basin Swamp

Quality
Fair (with potential)

Hydric Hammock	Good
Upland Mixed Forest	Fair-Good
Depression Marsh	Very Good
Mesic Flatwoods	Fair

Other:

Improved Pasture

Key Species:

The Perry property contains habitats that were deemed potentially significant for 18 animal species modeled by the Florida Fish and Wildlife Conservation Commission (FWC) including wood stork, white ibis, black bear, and bald eagle. Within approximately a mile of the site there are three eagle nests listed in the FWC eagle nest registry, and a gopher tortoise and big brown bat Florida Natural Areas Inventory Element Occurrence.

Key Features:

The key feature of this property is that it provides viable public access to the eastern parcel of the Rayonier property and potentially into the entire Rayonier property. The 2,300 acre Rayonier property is under contract to the County and expected to close by November 2006. It is an environmentally important parcel that contains most of Barr Hammock and a portion of Ledwith Prairie. The Rayonier property has an eastern tract and a western tract that are separated by a ~75 acre parcel belonging to the Whitehursts. Access to Rayonier is through the Micanopy Hammock community via an easement that crosses multiple ownerships. The Micanopy Hammock neighborhood supports the acquisition of the Rayonier property and creation of a preserve, with the exception of three property owners along the private road/easement who object to public use of the easement. It has been determined by the County Attorney that the easement allows access for county staff but not for the general public. Acquisition of the Perry property would provide public access to the eastern tract of the Rayonier property from CR-234 and potentially to western tract also if the Whitehurst's are amenable to a fee simple sale or easement through their property. Construction of an access road through the Perry property would require going through portions of some wetlands, and necessitate wetland permitting and mitigation, but it is a viable option.

The Perry property is dominated by approximately 45 acres of basin marsh that were logged between 2001-2003. While approximately 95% of the canopy was removed in the logging operation, and dense thickets of blackberry and oaks are present in much of the area, it is anticipated that the area will recover on its own in time. Small areas of hydric hammock, depression marsh and fire excluded mesic flatwoods occur adjacent to the basin marsh. The hydric hammock and depression marsh are in good condition and will require minimal management. It will be necessary to reintroduce fire to the mesic flatwoods.

The upland mixed forest has a canopy of scattered large live oaks with sabal palms, water oaks, laurel oaks, sugarberry and sweetgum trees. The understory is fairly dense and viney in places, indicating that it was disturbed in the past. Its adjacency to the improved pasture leads one to believe that the understory disturbance may have been caused by cattle grazing.

The improved pasture (~10 acre) was already cleared when the 1938 aerials were taken and has remained cleared since. It has a ground cover of Bahia grass with sparse patches of native species such as slimleaf pawpaw, blackberry, meadow beauty, yelloweyed grass,

spiderwort, and elephant foot. Young live oaks, southern sumac, and cherry laurel are recruiting in the area. It appears that this area is beginning to succeed into rough pasture.

Management:

Management of the property will involve allowing the basin swamp and upland mixed forest enough time to recover from the logging and understory disturbance. Fire must be reintroduced into the flatwoods to promote groundcover diversity and improve the overall health of the system. The improved pasture will be the most costly and difficult area to restore. It is anticipated that a portion of this area will be used as a parking area for the preserve.

The only invasive plants observed by staff on the property were a few mimosa trees and the bahia grass in the rough pasture. The mimosa trees will be simple to control, however control of the Bahia grass will be challenging.

Recreation:

Acquisition of this property will provide necessary public access to the larger Rayonier Barr Hammock site. Together these properties have extremely high recreation potential. They will provide excellent opportunities for nature study, hiking, fishing and biking.

Parcel Data:

The 2005 Alachua County Property Appraiser's (ACPA) just or land value for the entire 205.7-acre property is \$246,800 (\$1,199 per acre), or \$104,382 for the 87 acre Perry parcel. These figures are for comparative purposes between nominated properties and are not necessarily an accurate reflection of the true cost of the property if acquired by the ACF program.

This project consists of the western 87 acres of a 205.7 acre parcel. The area is rural in nature and is not experiencing a high level of development pressure at this time. There are mostly large rural lots in the area. It is south of the Barr Hammock/Levy Lake Strategic Ecosystem (SE) map designation.

The parcel contains wetlands and floodplains areas that total approximately 64 acres or 2/3 of the parcel area. No development activities can occur within the wetland and floodplain areas unless approved by the county. Under the current land use (rural agriculture) and zoning (agriculture), the parcels could be developed for residential use at a density of 1 unit per 5 acres. Based on the regulations, as many as 25 residential units could be approved if buildable area exists and natural resources are protected. Other regulated resources (archeological, listed-species habitat or significant habitat) that may exist on the site could have some additional impacts on development activities. The project area has direct access from CR 234.

The development review is based on a limited desk-top review and relates to only the current Land Development Regulations, as well as policies in the updated 2002 Comprehensive Plan, which went into effect May 2005.

Other:

There are six Division of Historic Resources Florida Master Site File locations within one mile of the Perry property that date from prehistoric to the twentieth century.

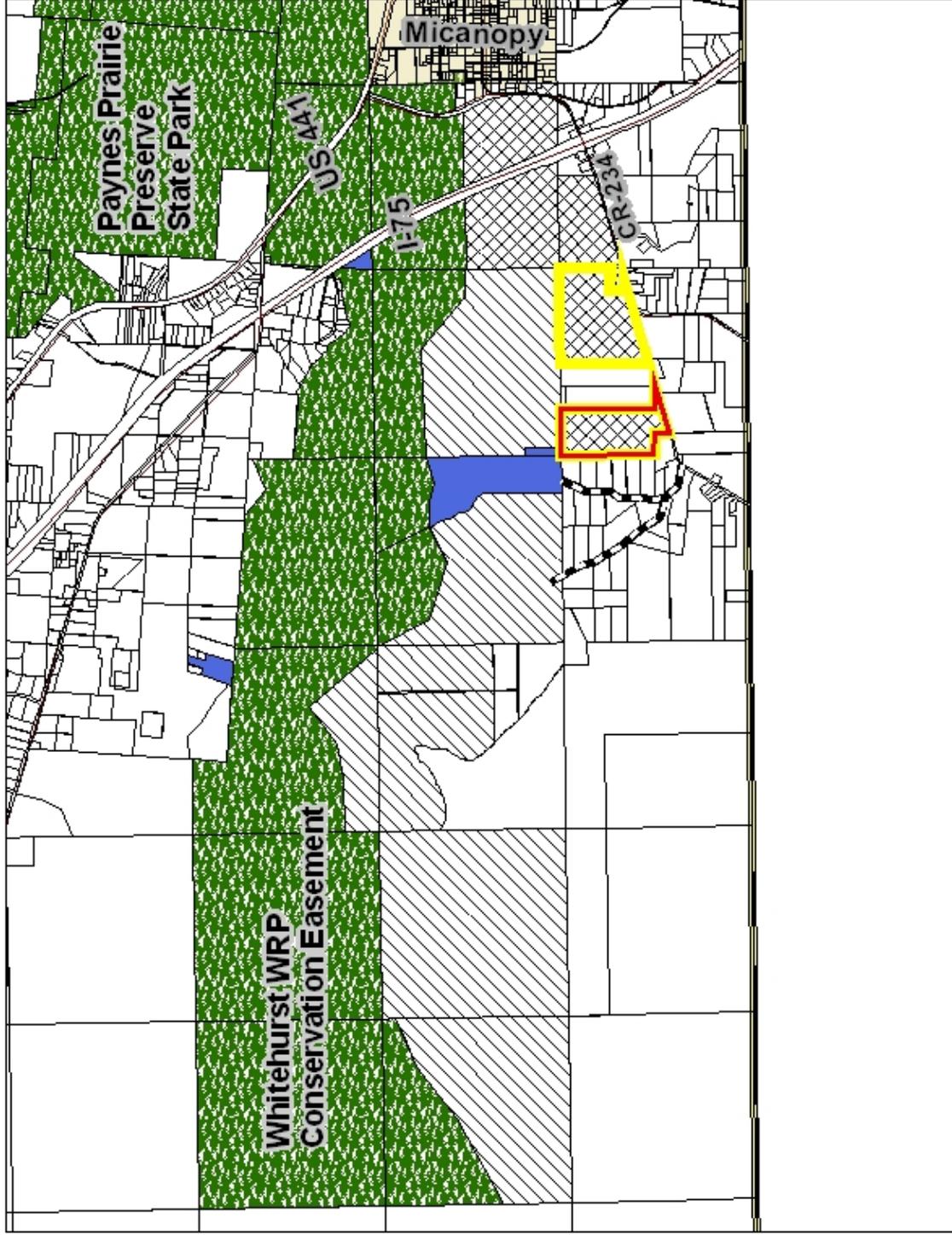
Literature Citations:

KBN, a Golder and Associates Company. 1996. Alachua County Ecological Inventory Project. Prepared for Alachua County Department of Growth Management, Gainesville, Florida.

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;		4		
	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;		2		
	C. Whether there is ecological quality in the communities present on the property;		2		
	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;		3		
	F. Whether the property is large enough to contribute substantially to conservation efforts;		3		
	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.		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;		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;		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;		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			3.15	
	RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE	1.3333			4.20
(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.		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;		5		
	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			4.00	
	RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE	0.6667			2.67
TOTAL SCORE					6.87

Barr Hammock - Perry

Map 1



Legend

-  Perry Parcel 16844-000-000
-  Perry Potential Acquisition 87 ac
-  Whitehurst
-  Conservation Lands
-  Micranopy Hammock Roads
-  County Boundary
-  FCT Project Boundary



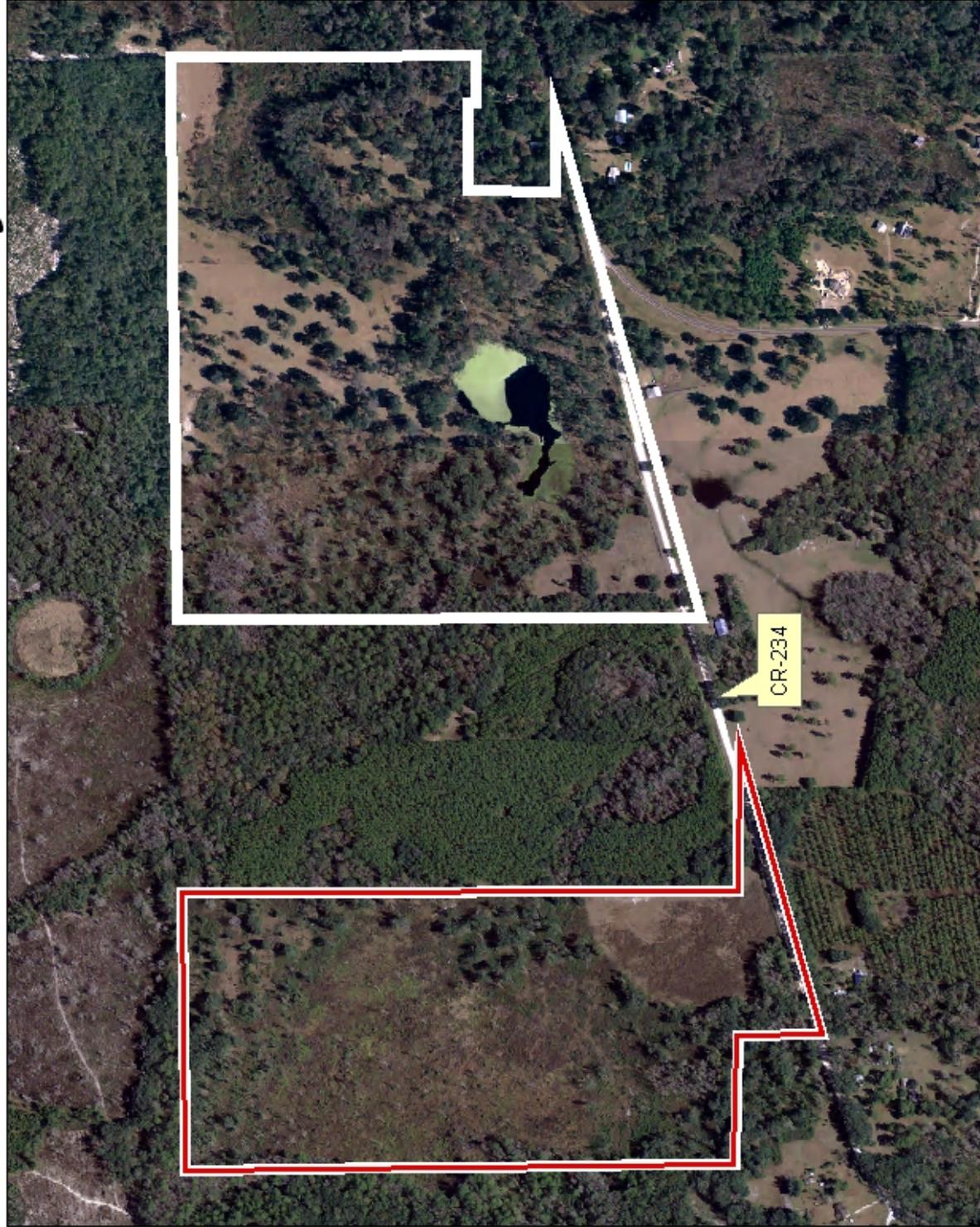
0 0.5 1 2 3 Miles

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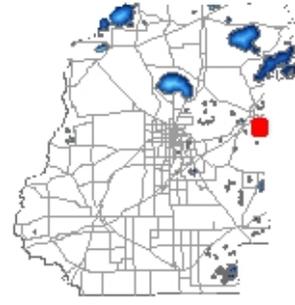
Barr Hammock - Perry

Map 2



Legend

-  Perry Parcel 16844-000-000
-  Perry Potential Acquisition 87 ac



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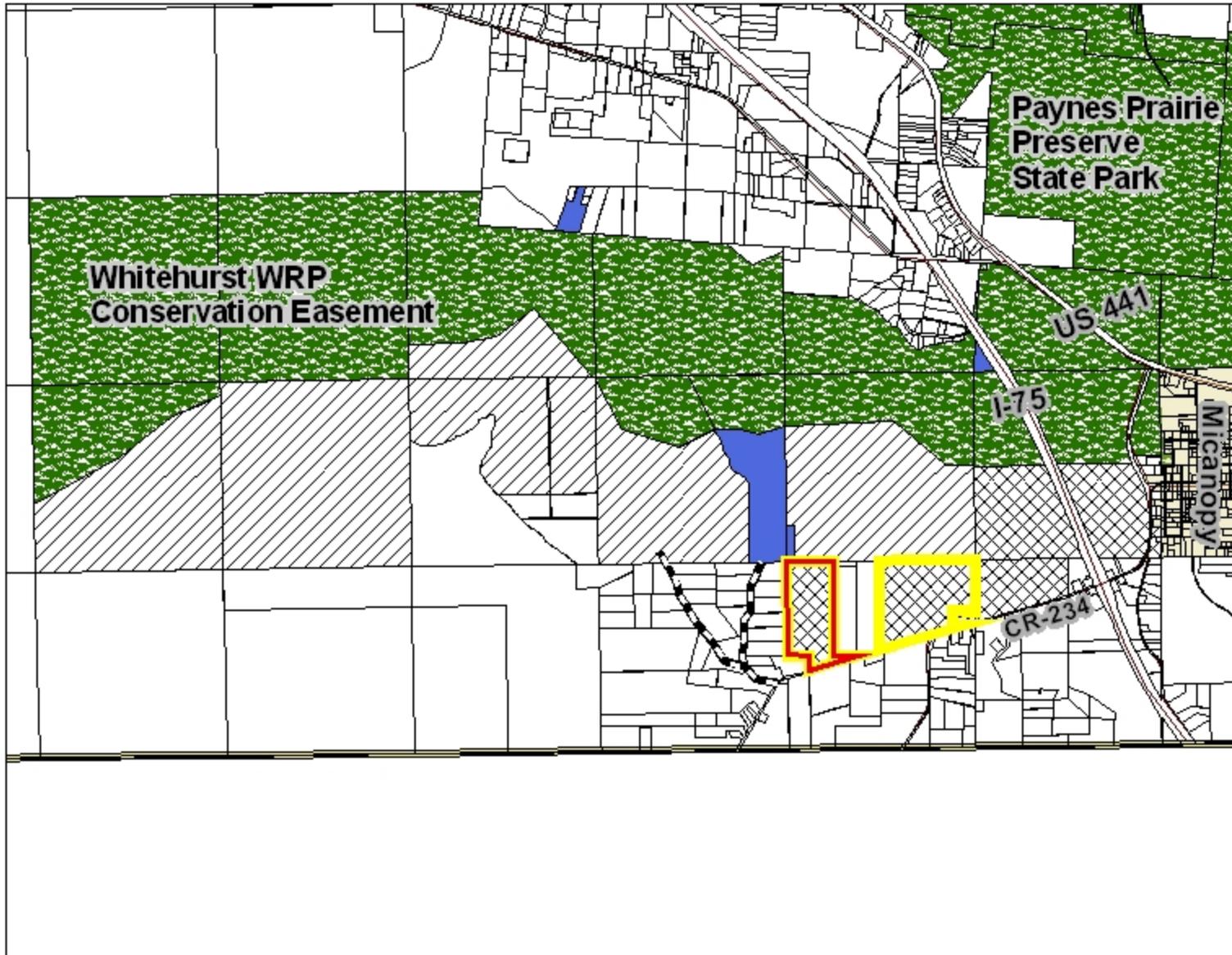
Barr Hammock - Perry

May 24, 2006

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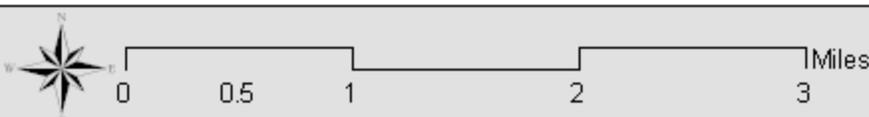
Barr Hammock - Perry

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- Micanopy Hammock Roads
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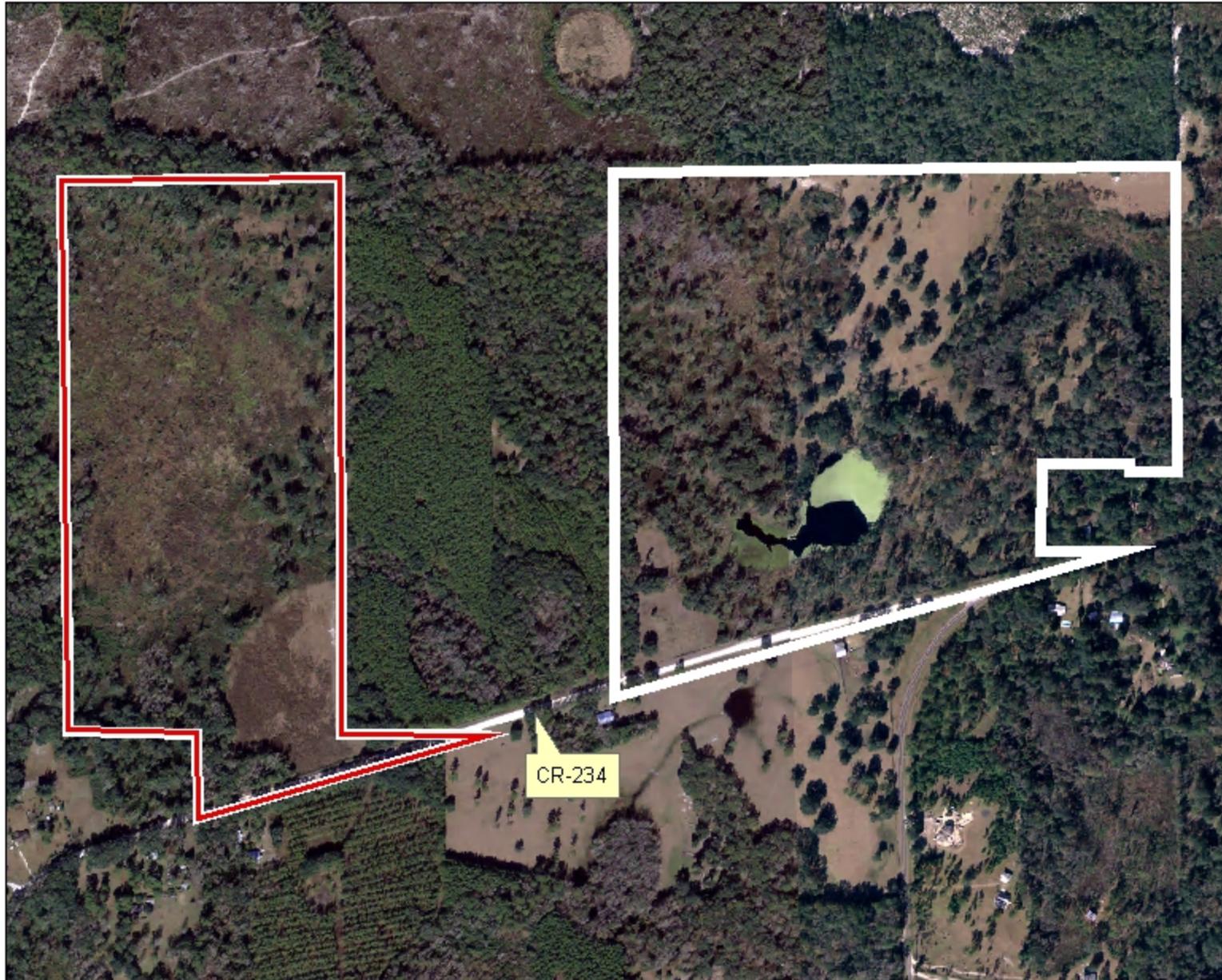


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Barr Hammock - Perry

Map 2



Legend

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-  Perry Potential Acquisition 87 ac



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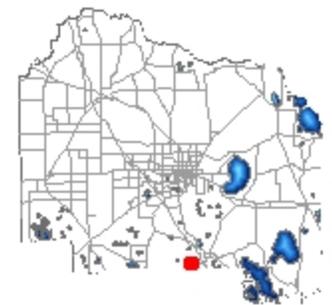


Barr Hammock - Perry



Legend

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0

0.125

0.25

0.5

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