

**Barr Hammock
Chitty Jeannette Z Trustees Parcels
4/26/2011**

Project Score:	6.4 of 10.00	
Inspection Date:	4/26/2011	
Size:	293.88 acres	
Parcel Numbers:	16369-000-000	9.7ac.
	16352-000-000	202 ac.
	16352-004-000	38.73 ac
	16347-000-000	43.38 ac
S-T-R:	7-11-20	
Buildings:	1 + outbuildings	
Just Value:	\$687,500	\$2,339/acre
Total Value	\$701,200	\$2,386/acre

Natural Communities:	
Basin Marsh	Fair
Mesic Hammock	Fair to Good
Depression Marsh	Good - Excellent
Seepage Stream	Good
Dome	Fair
OTHER	
Improved Pasture	
Successional Improved/rough pasture	
Levee/ditch	

REPA Score: 7.96 of 9.44

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

Overall Description:

The Chitty Jeannette Z Trustees parcels are located generally northwest of Micanopy along the north slope of Levy Prairie and south of Wacahoota Road (Map1). The Property is adjacent to Barr Hammock Preserve (Levy Lake portion). The property has 890 feet of road frontage along Wacahoota Road and one mobile home with outbuildings. Two in holdings of 10 and 4 acres are present within the boundaries of the property. The smaller is vacant and the larger has a single family home of 3500+ square feet.

The Chitty Jeannette Z Trustees property is composed primarily of improved pasture and successional habitats that were once improved pasture. Within the pastures are several wetlands that drain to Levy prairie via ephemeral creek systems. Many of the fencerows are vegetated with large stately live oaks as is the fringe along Levy Prairie and the ephemeral creek systems. One small depression marsh is in good to excellent condition. Other forested depressions have been harvested for pine timber and are in fair condition and tend to be dominated by brush and vines. Included within the property is a portion of the Levy Prairie basin and levee, which is in fair condition. Numerous woody plants and shrubs dominate the western portion of the prairie. The mesic hammock along the prairie has been used as rough pasture in the past and portions have been mowed. Tree cover is still present and it is in good condition. It appears that mowing of pastures has not been conducted in the past several years (5?) and the only livestock observed on the property was 3 horses. Pastures range from overgrown thickets of oaks, sweetgum, wax myrtle, vines, saltbush and pines to somewhat weedy swaths of mixed pasture grasses.

Scattered invasive exotic plants were observed on the property and included Chinaberry, tropical soda apple, a few Chinese tallow, a patch of ardisia, Japanese honeysuckle, and widespread trifoliate orange.

The levee that traverses the southern portion of the Chitty property is the only access to the northwestern portion of Barr Hammock Preserve via vehicle or foot and access across the levee is important in management of the Preserve.

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.

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 resources are present on the property 127 acres (43%) of 100-year Floodplain, 79 acres (27%) of Surface Waters and Wetlands, and 198 acres (67%)of the property is strategic ecosystem. The maximum development scenario would consist of 78 lots clustered on 107.5 upland acres. Minimum lot size for each of the 78 lots would be one acre.

Gross development potential at one unit per five acres is 58 lots, however Alachua County Code requires that developments over 25 lots be designated as a “Rural/Agriculture Clustered Subdivision.” As such it must have 50% preserved common open space, protection of surface waters and wetlands and protections of uplands that are strategic ecosystem. With density transfers and bonuses for clustering and preserved conservation resources yields the 78 units.

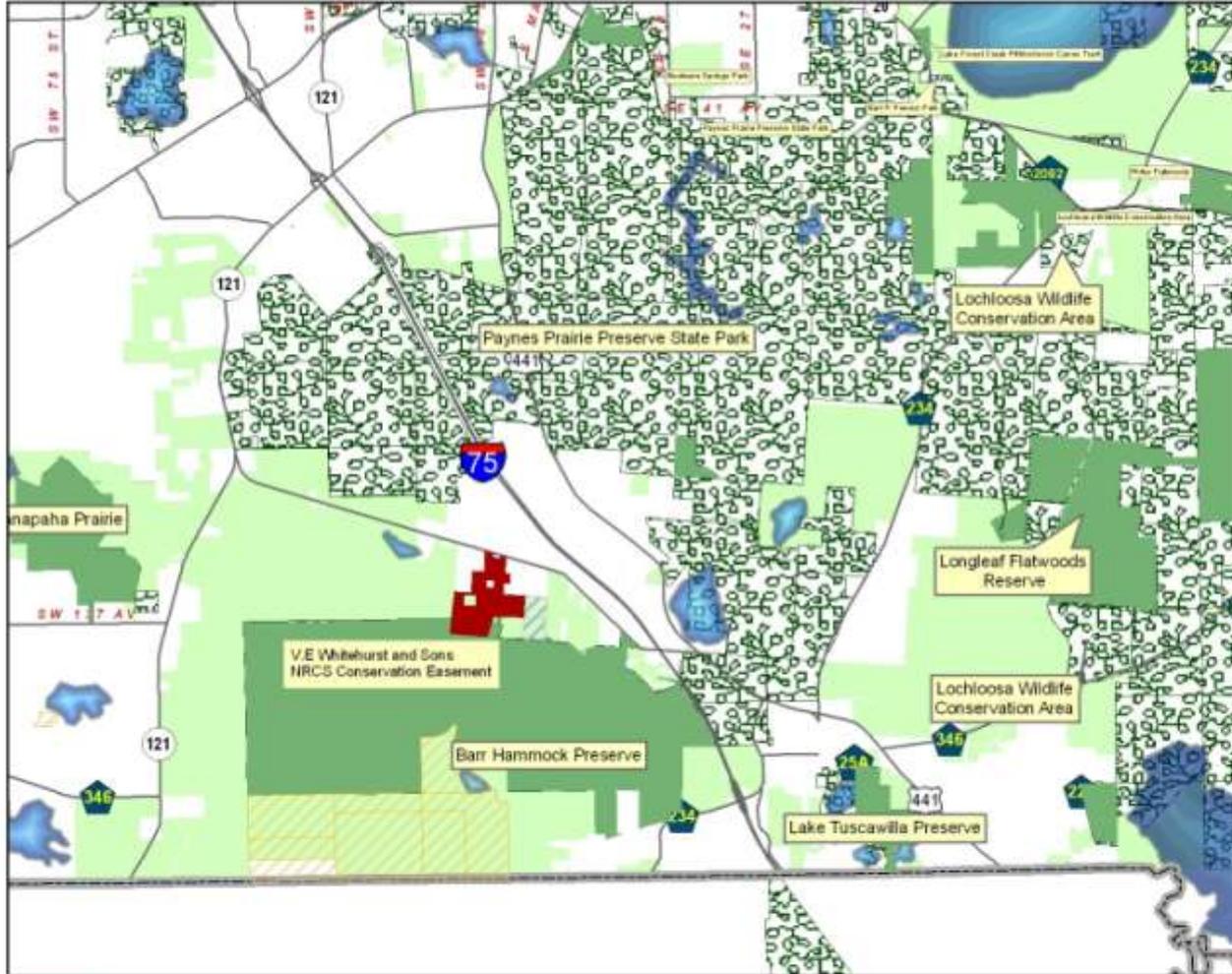
Barr Hammock - Levy Prairie - Chitty Jennette Z Trustees

4/26/2011

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.		3		
(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;		5		
	E. Whether the property is adjacent to properties that are in public ownership or have other environmental protections such as conservation easements;		4		
	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.		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;		5		
	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;		3		
	E. Whether the property offers high vegetation quality and species diversity;		2		
	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			3.50	
	RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE	1.3333			4.67
(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);		2		
	B. Whether this management can be completed in a cost-effective manner.		3		
(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			2.60	
	RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE	0.6667			1.73
	TOTAL SCORE				6.40

Barr Hammock - Levy Prairie- Jeannette Z Trustees Parcels

Map 1

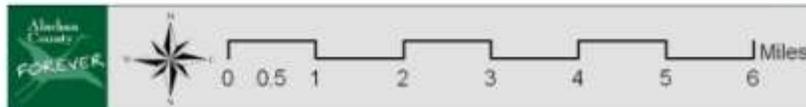


Legend

Parcels

SYMBOLGY

- Acquired
- Leveraged
- Negotiation
- Under Contract
- Verbal
- ChittyJeannetteZTrustees
- Conservation Lands
- ACF Projects
- Major Roads



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Barr Hammock - Levy Prairie - Chitty Jeannette Z Trustees Parcels

Map 2



Legend

- ChittyJeannetteZHeris
- Barr Hammock Preserve
- Butler Parcels
- Major Roads



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