

**High Springs
Shires
5/26/2022**

Project Score		Buildings	
5.67 of 10.00		6 on ACPA, ~ 10 on site (house, mobile homes, barns, sheds)	
Inspection Date		Just Value	Just Value Per Acre
5/11/2022		\$177,948	\$1,800
Size (ACPA)		Total Value (Just, Misc, Bldg)	Total Value Per Acre
98.86		\$280,089	\$2,833
Parcel Number	Acreage	Acquisition Type	
03872-000-000	98.86	Conservation Easement	
		Natural Community	Condition
		Sinkhole	Good-Fair
		Basin Swamp	Excellent-Good
		Other	Condition
		Improved Pasture	
		Row Crops	
Section-Township-Range		Archaeological Sites	
16-08-18		2 recorded on site, 2 in 1 mile	
		Bald Eagle Nests	
		0 on site, 0 in one mile	

REPA Score 6.07 of 9.44 (High Springs)
KBN Score Not in a Strategic Ecosystem
Outstanding FL Waters 0 within 1 mile

OVERALL DESCRIPTION:

The 98.86-acre Shires property is one parcel located southwest of the city of Alachua. It is almost entirely encompassed by the city’s municipal boundary, but the parcel itself is not actually included within it. The property has a boundary along US Hwy 75 to the east and approximately 1,160 ft of public road frontage along CR 235A on its western boundary. It does not fall within a Strategic Ecosystem. The landowners are concerned about increasing development pressure in the area and have nominated the property for consideration as a conservation easement.

The property is divided between horse pasture and leased, non-irrigated crop land. Historic aerials indicate that the property had already been cleared for agricultural purposes prior to 1938. The current landowners have owned and managed the property for at least the last 50 years. They currently own several horses which graze the pastures which are planted with a mixture of bahia and bermuda grasses, and they also lease stables onsite where up to 28 horses can be kept. Two additional fields on the

western portion of the property (approx. 27 acres) are leased for agricultural use. Known agricultural practices include growing millet, sunflowers, and oats, but has likely included other agricultural crops historically. There are several buildings on the property, including one permanent residence and two mobile homes – one of which is a permanent rental, and the other which is rented out as an AirBnB. There are also a variety of buildings associated with equestrian activities on the property including several barns and a couple additional mobile homes which are also utilized by equestrians as well as other barns and storage sheds associated with equestrian activities or equipment storage for the portion of the property that is leased for agricultural purposes.

There are five distinct sinkholes on the property. Of the five, one holds water year-round, and at least one other holds water seasonally. The overstory in all of them was primarily oak dominated with a mixture of live, laurel, and water oaks, but other upper and mid-story vegetation included sweetgums, American holly, cabbage palms, and beauty berry. Overall diversity was good – fair. There was also a small portion of a basin swamp on the northwest boundary of the property. The majority of the wetland is on the neighboring property to the north, but the wetland itself and the edge that is within the Shires property contain a diversity of plant species and appears to be in very good condition overall.

Aside from pasture grasses that were the primary groundcover for the majority of the property, invasive exotic plant species that were observed include golden rain tree, Chinese tallow, Chinaberry trees, mimosa trees, camphor trees, tuberous sword fern, Caesar's weed, elephant ear, and coral ardisia. Of these, golden rain tree was the most widespread throughout the property and was observed in the natural areas around all of the individual sinkholes. The rest of the exotic plants were observed in low to low-moderate densities within individual sinkholes or near the buildings.

There are two documented cultural sites on the property which do not appear to have any significant recent disturbance other than general equestrian impacts. Staff observed several deer, a red shouldered and a red-tailed hawk, a female turkey with at least 5 chicks, crows, and heard a variety of other songbirds during the visit to the property. The landowners hope that having a conservation easement on the property will allow it to remain in their family and continue to be used for equestrian and agricultural purposes into the future.

DEVELOPMENT POTENTIAL

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

The parcel is currently owned by Cynthia H. Shires and has a Future Land Use of Rural/Agriculture. Under the current land use and zoning, development of the parcel is limited primarily to agricultural uses and low-density single-family development (1 unit per 5 acres), with other development types allowed on a limited basis. The parcel is located in unincorporated Alachua County, west of I-75, east of NW 173rd St., north of NW 166th Ter., and south of US Hwy-441. It has approximately 1,158 feet of public road frontage.

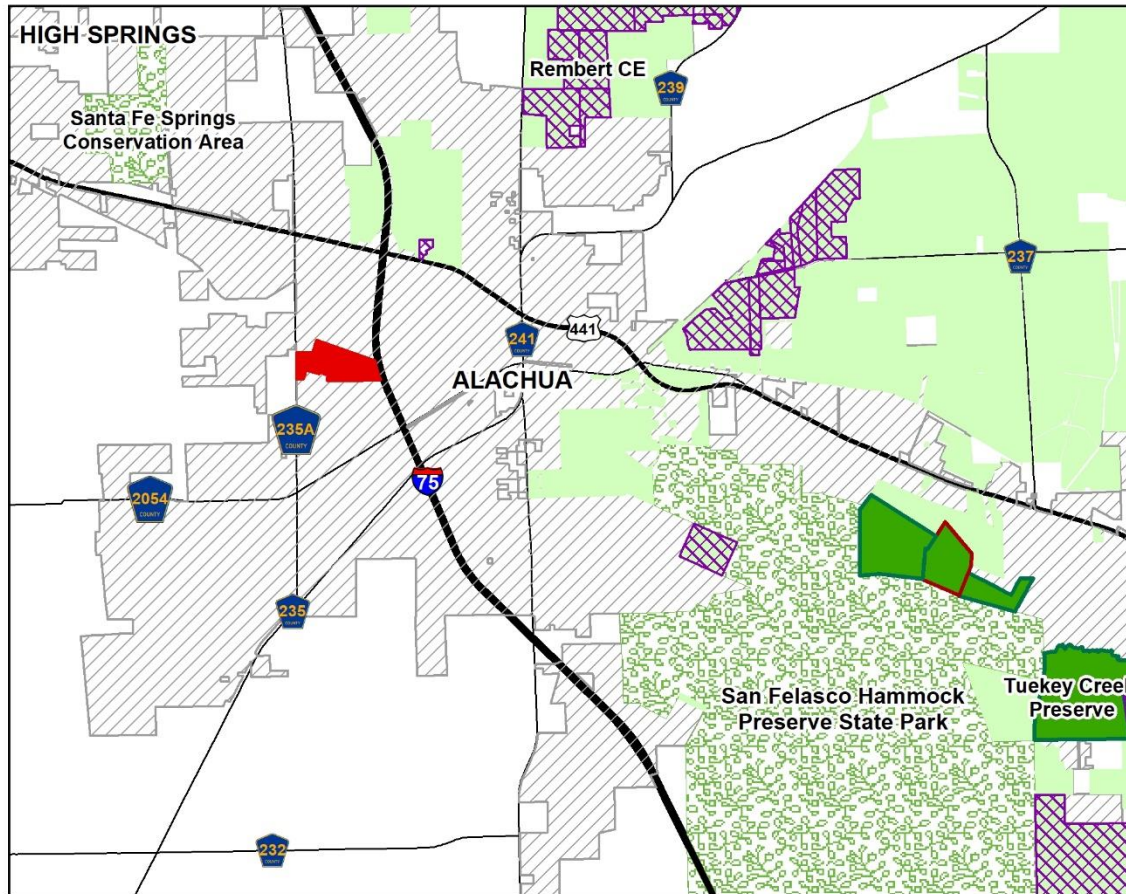
There are natural features on the parcels that would have protection from development activities under current regulations. Review of wetlands data and aerial imagery indicates there are several wetlands on the subject property, totaling approximately 7.89 acres. The wetlands on site would be protected by Chapter 406, Article VI of the Unified Land Development Code (ULDC), as well as an upland buffer that would be required to maintain a 50' minimum, 75' average width. Given the estimated extent and location of the wetlands and the 75' average buffer, approximately 18.95 acres of the property would be protected from development. The wetlands are located primarily along the northern boundary and within the center of the parcel, leaving the southeastern and southwestern portions open for development. The public road frontage is along the western boundary, and with the configuration of wetlands, the entire developable portion of the site should still be accessible. The nomination paperwork also indicates there are 5 sinkholes within the property. Sinkholes and other geologic resources are regulated by Chapter 406, Article XVI of the ULDC. If the sinkholes are determined to be significant geologic features, a buffer with 50' minimum, 75' average width will be required to be maintained around each sinkhole. The parcel is not located within a strategic ecosystem.

Given the current zoning and future land use and the location and extent of the wetlands and other resources on the parcel, the property is still developable. Furthermore, it is easily accessible, has plenty of public road frontage, and is close to US Hwy-441, I-75, and the City of Alachua. While most of the surrounding properties are used for agriculture, there is low density single-family development directly to the south, and there has been increased development demand to the north along US Hwy-441, which is less than a mile away. It is likely the property will develop in the future.

High Springs - Shires - 5/26/2022					
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;		1		
	D. Whether the property serves an important flood management function.		1		
(I-2) PROTECTION OF NATURAL COMMUNITIES AND LANDSCAPES	A. Whether the property contains a diversity of natural communities;		1		
	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;		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;		1		
	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;		4		
	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;		1		
	B. Whether the property serves as documented or potential habitat for species with large home ranges;		3		
	C. Whether the property contains plants or animals that are endemic or near-endemic to Florida or Alachua County;		1		
	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;		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.		1		
	AVERAGE FOR ENVIRONMENTAL AND HUMAN VALUES			2.25	
	RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE	1.333			3.00
(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;		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			4.00	
	RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE	0.667			2.67
	TOTAL SCORE				5.67
NOTES					
General Criteria Scoring Guidelines					
1 = Least beneficial, 2 = Less Beneficial than Average, 3 = Average, 4 = More Beneficial than Average, 5 = Most Beneficial					

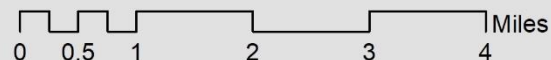
High Springs - Shires Location Map

Map 1



Legend

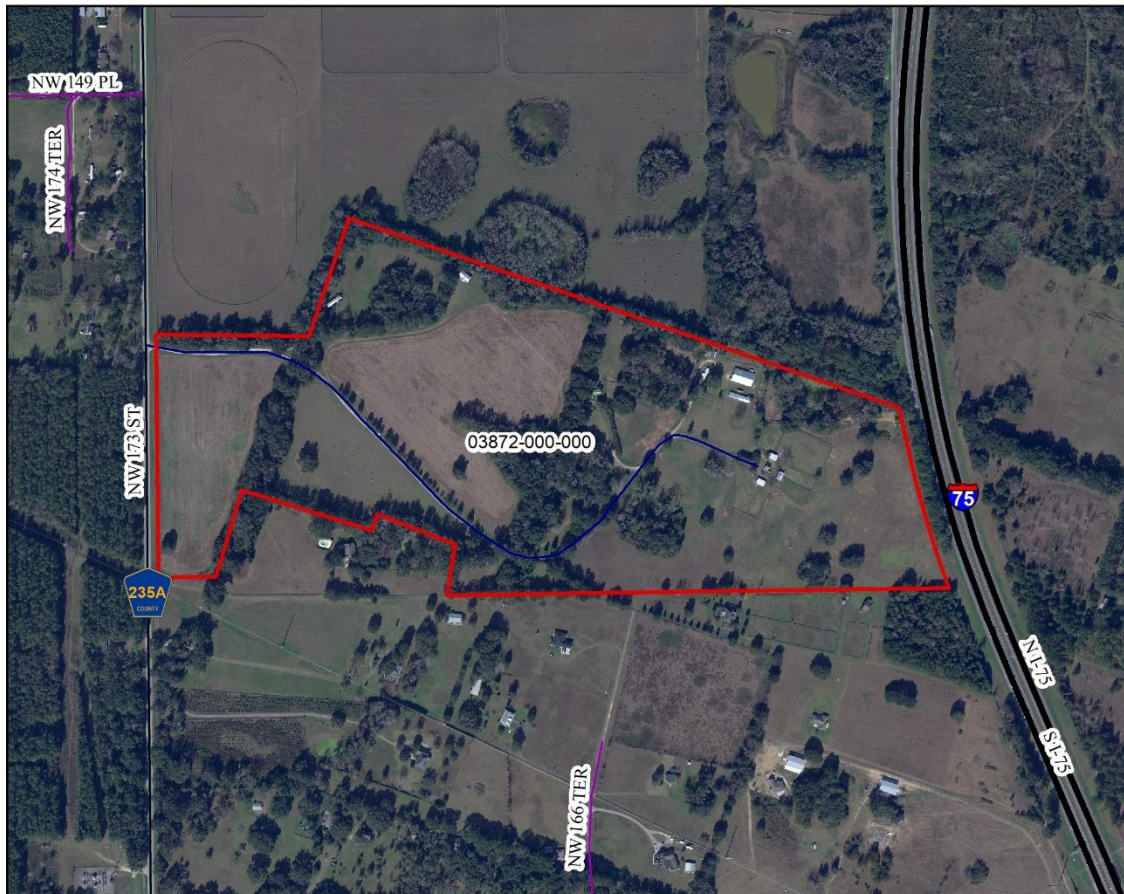
- Shires Parcel (98.86 ac)
- ACF Preserve
- Conservation Easement
- ACF Active Acquisition List
- ACF Projects
- Municipal Boundaries



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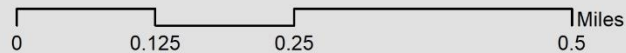
High Springs - Shires Parcel Map

Map 2



Legend

 Shires Parcel (98.86 ac)



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