

**Lochloosa Forest - Levy Prairie Connector
Richardson Brothers Inc.**

4/27/2023

| | | | |
|-------------------------------|----------------|---------------------------------------|-----------------------------|
| Project Score | | Buildings | |
| 6.67 of 10.00 | | 0 on ACPA, 0 on site | |
| Inspection Date | | Just Value (ACPA) | Just Value Per Acre |
| 3/31/2023 | | \$392,600 | \$649 |
| Size (ACPA Acres) | | Total Value (Just, Misc, Bldg) | Total Value Per Acre |
| 605 | | \$392,600 | \$649 |
| Parcel Number | Acreage | Acquisition Type | |
| 18354-030-000 | 435 | Conservation Easement | |
| 18354-031-000 | 30 | Natural Community | |
| 18354-069-001 | 140 | Condition | |
| | | Clastic upland lake | Good |
| | | Basin Marsh | Good-Fair |
| | | Depression marsh | Good - Fair |
| | | Hydric Hammock | Fair |
| | | Other | Condition |
| | | Improved pasture | |
| | | Unimproved pasture/ woodland | |
| Section-Township-Range | | Archaeological Sites | |
| 3-11-21; 04-12-21 | | 2 recorded on site, 5 in 1 mile | |
| | | Bald Eagle Nests | |
| | | 1-2 on site, 4 in one mile | |

REPA Score 8.18 of 9.44 (Lochloosa Forest - Levie Prairie Connector)
KBN Score Not within a Strategic Ecosystem
Outstanding FL Waters Orange Lake - Parcels within/ adjacent

OVERALL DESCRIPTION:

The 605-acre Richardson Brothers Inc. property is three parcels located in southeast Alachua County along the border with Marion County. It is located on the northwestern bank of Orange Lake, which is designated as an Outstanding Florida Water, and the ACF Wood Conservation Easement borders the northern two parcels to the west. It is not within a Strategic Ecosystem, but it is partially within the Lohloosa Forest-Levy Prairie Connector ACF Project Area. The property is primarily being used for cattle grazing and hay production and was nominated by the landowners for consideration as a conservation easement. The property has been nominated as part of a larger potential agricultural conservation easement project that extends into Marion County. In addition to the parcels nominated in Alachua County, the family owns over 500 acres of adjacent property in Marion County as well as some other disconnected family parcels that they are interested in exploring easement options for. The scoring for this property only takes into account the three Alachua County parcels that were nominated on Orange Lake, but the potential for a much larger easement project should be taken into consideration if partner

I:\Land Conservation\Land Conservation Matrix\Lochloosa Connector\LOC site specific evaluations\Richardson Brothers (Lakeshore Farm) - Prepared by E. Uhlmann for April. 27, 2023 LCB Meeting

support and funding can be leveraged. Protecting this property from further development through a cross-county partnership with different agencies and funding partners could potentially safeguard the water quality within Orange Lake and help protect the more natural characteristics that remain on the shoreline.

Over 80% of the property (~513 GIS acres) is classified as wetland, and the majority of which lies within the lake or encompasses wetlands associated with the lakeshore. There is one larger inland marsh, which appears to have a hydrologic connection to Orange Lake, as well as a couple of smaller depression marshes on the middle parcel that are in good – fair condition. There are a couple of small islands offshore on the southernmost parcel that we were not able to access during the site visit. The landowners indicated that these are sometimes accessible by foot when the water levels in the lake recede. Cattle have grazed up to the lake shore in most areas, leaving the majority of the shoreline sparsely vegetated, but there were patches of intact emergent vegetation a little further from the shore. Staff observed at least 29 bird species during the site visit, many of which were wading and wetland-associated species utilizing the lake edge and marshy areas bordering the lake. These observations included three imperiled species - a limpkin, a snail kite, and several bald eagles. There is at least one bald eagle nest on the property, and there are four other documented nests within one mile. Other notable species include sandhill cranes, buffleheads, green-wing teals, a black-necked stilt, a spotted sandpiper, an uplands sandpiper (rare for Alachua County), glossy ibises, tri-colored herons, and a white pelican out on the lake.

Uplands on the property are almost entirely grazed pasture except for a cabbage palm hammock on the north boundary of the northernmost parcel. Historic aerials dating back to 1938 indicate that the property has been cleared and utilized for agriculture since before that time. The landowners would like to continue grazing cattle and harvesting hay on the property into the future, and possibly pursuing other agricultural uses in certain areas.

Invasive plant species were observed in low densities across the site and included camphor trees, Chinese tallow, coral ardisia, and tropical soda apple. There are not currently any buildings on the Alachua County parcels. Aside from the bird species mentioned previously, the landowners reported seeing coyotes, turkey, deer, water moccasins, a variety of non-venomous snakes, Sherman's fox squirrels, and feral hogs. They also reported seeing gopher tortoises occasionally, but we did not see any burrows or tortoises during the site visit. There are two documented archeological sites on the property, and cultural artifacts have been found on the site in the past.

DEVELOPMENT POTENTIAL:

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

The parcels are owned by the Richardson brothers. The parcels have a Future Land Use of Rural Agricultural. In accordance with the Alachua County Comprehensive Plan, Rural Agricultural areas are intended to be protected in a manner consistent with preservation of agriculture, open space, rural

character and the preservation of environmentally sensitive areas. Under the current land use and zoning the property may be developed at a maximum intensity of 1 dwelling unit per 5 acres.

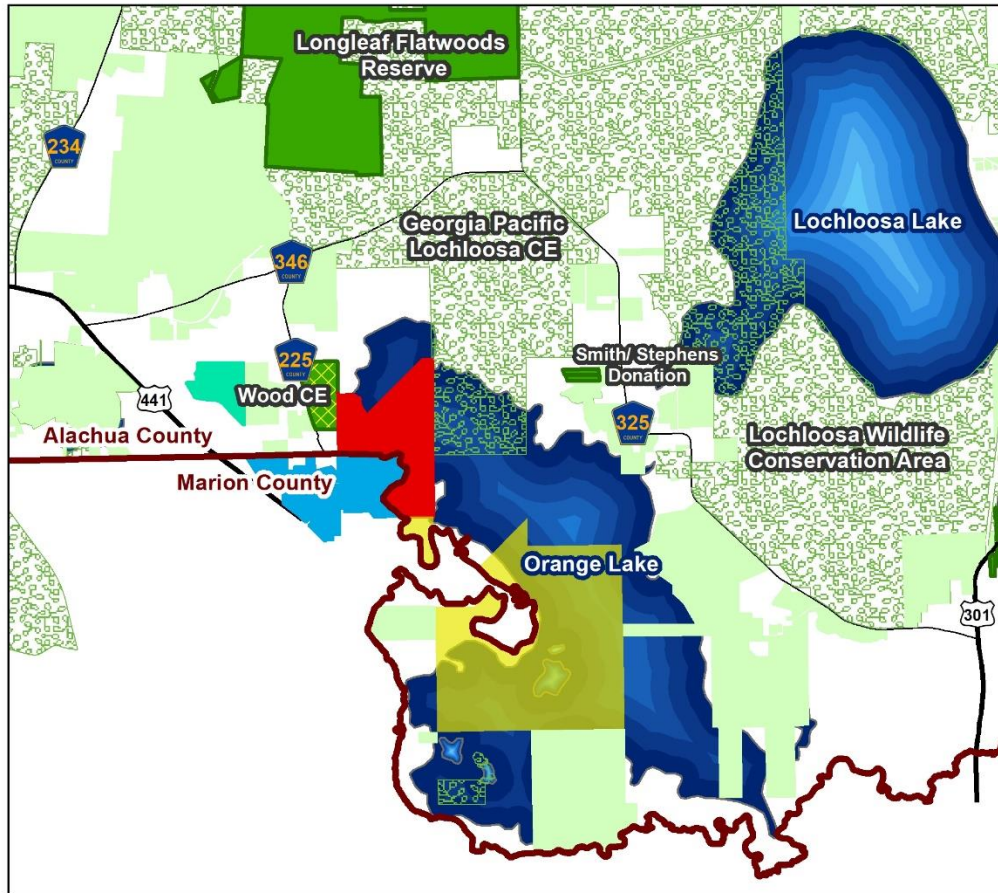
There are approximately 513 acres of wetlands on the parcels that would have protection from development activities under current regulations. As per Alachua County ULDC, the wetlands on site would be protected as well as an upland buffer surrounding the wetlands that will be required. A wetland buffer of 200 ft' average width is required due to the designation of Orange Lake as an Outstanding Florida Water (OFW). The wetland buffer extends beyond the property line, potentially impacting the development of surrounding properties as well. According to geospatial data, the wetlands and associated buffer cover 578 acres, with 575 acres located within the 100-year flood zone. Any development in these areas would need to comply with local and federal floodplain management regulations as well as the wetland buffer regulations.

Given the extent of wetlands and the required 200 ft wetland buffer on this property, there is little or no space suitable for development. There may be a small portion of uplands on the southern portion of the property that can accommodate some limited development. However, a full wetland delineation would be necessary as the accuracy of the geospatial wetland data is highly variable and there is a possibility that the entire lot is engulfed by wetlands and buffer.

| Lochloosa Forest- Levie Prairie Connector - Richardson Brothers - 4/27/2023 | | | | | |
|--|---|-----------|---|------------------------|--|
| 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; | | 2 | | |
| | B. Whether the property serves an important groundwater recharge function; | | 2 | | |
| | 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; | | 5 | | |
| | D. Whether the property serves an important flood management function. | | 5 | | |
| (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; | | 3 | | |
| | 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; | | 4 | | |
| | F. Whether the property is large enough to contribute substantially to conservation efforts; | | 5 | | |
| | G. Whether the property contains important, Florida-specific geologic features such as caves or springs; | | 1 | | |
| | 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; | | 4 | | |
| | C. Whether the property contains plants or animals that are endemic or near-endemic to Florida or Alachua County; | | 4 | | |
| | 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 | | | 3.20 | |
| | RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE | 1.333 | | | 4.27 |
| (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; | | 3 | | |
| | B. Whether the overall resource values justifies the potential cost of acquisition; | | 5 | | |
| | 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 | | 2 | | |
| | AVERAGE FOR ACQUISITION AND MANAGEMENT VALUES | | | 3.60 | |
| | RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE | 0.667 | | | 2.40 |
| | TOTAL SCORE | | | | 6.67 |
| NOTES | | | | | |
| General Criteria Scoring Guidelines | | | | | |
| 1 = Least beneficial, 2 = Less Beneficial than Average, 3 = Average, 4 = More Beneficial than Average, 5 = Most Beneficial | | | | | |

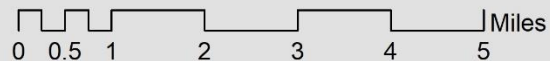
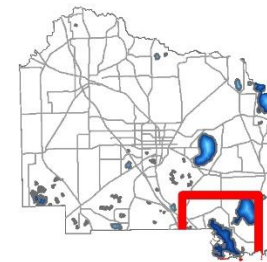
I:\Land Conservation\Land Conservation Matrix\Lochloosa Connector\LOC site specific evaluations\Richardson Brothers (Lakeshore Farm) - Prepared by E. Uhlmann for April. 27, 2023 LCB Meeting

Lochloosa Connector - Richardson Brothers Inc. Location Map



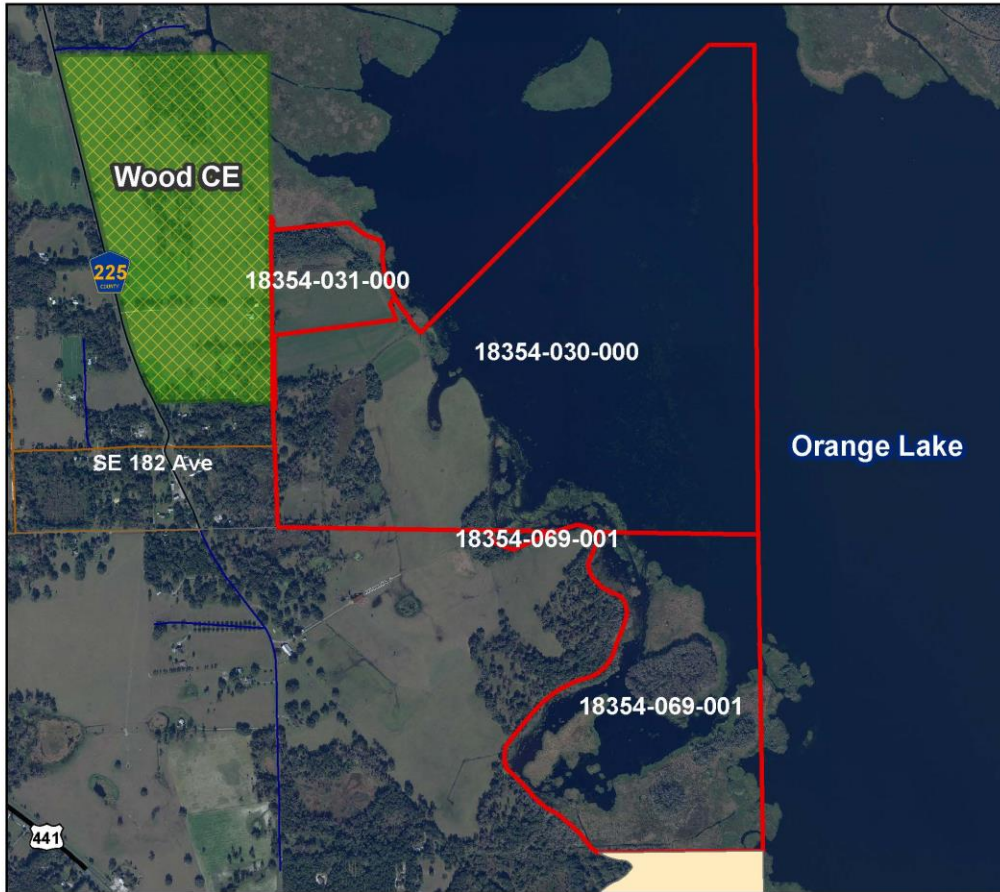
Legend

- ACF Active Acquisition List
- County Boundary
- Perry Nomination
- Richardson Brothers Parcels (605 ac)
- Richardson Marion Cty Parcels (~549 ac)
- Sandborn Parcel (~165 ac)
- ACF Preserve
- Conservation Easement
- ACF Projects



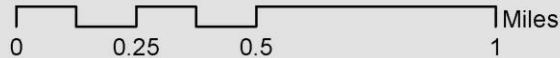
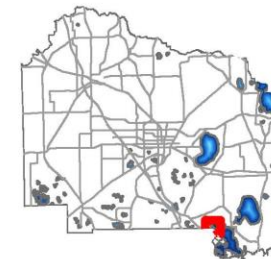
DISCLAIMER: This map and the spatial data it contains are made available as a public service, to be used for reference purposes only. The Alachua County Environmental Protection Department provides this information AS IS without warranty of any kind. The quality of the data is dependent on the various sources from which each data layer is obtained.

Lochloosa Connector - Richardson Brothers Inc. Parcel Map



Legend

- Richardson Brothers Parcels (605 ac)
- Conservation Easement
- Perry Nomination



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 layer is obtained.