

Application for a Boundary Amendment to the Carr Farm/Price's Scrub Florida Forever Project Area



Green Trust/ Carr Tract

125 acres +/-, Marion County

Application made by **Alachua Conservation Trust**
on behalf of landowners

Grace Howell and Joanna Reilly-Brown, Project Managers

**Florida Forever
Boundary Amendment Application**



Current Florida Forever projects may be modified via the expedited boundary amendment application process. Proposed boundary amendments must meet criteria specified below and may be considered by Acquisition and Restoration Council (ARC) throughout the year.

Criteria: Boundary amendment proposals exceeding 1,000 acres or 10% of the original project acreage or \$2,000,000 in the most recent county property appraiser's tax assessed value shown on the owner's ad valorem tax bill shall be considered new Florida Forever Projects (Rule [18-24.005](#), Florida Administrative Code). Refer to 18-24.001(2)(v), F.A.C. for the definition of "tax assessed value."

Existing Florida Forever Project (proposed for amendment): Carr Farm/Price's Scrub

Property Proposed for Boundary Amendment: Green Trust/ Carr Tract

Name/Affiliation Proposing Amendment: Grace Howell & Joanna Reilly-Brown
Alachua Conservation Trust

Mailing Address: 7204 SE County Road 234, Gainesville, FL 32641
Street City State Zip

Primary Phone: (352)-373-1078 Email: grace@alachuaconservationtrust.org
joanna@alachuaconservationtrust.org

Please note: Applications for boundary amendments must be submitted at least 30 working days prior to a scheduled meeting of the ARC. Meeting dates and submission deadlines are published on the ARC [webpage](#). This application, along with the supporting documentation specified in Attachments A-C, must be submitted in electronic format (.pdf preferred) to the email address below. Alternate formats such as a CD or USB drive may also be sent via mail. Please note that up to 18 copies may be requested. Maps should be in color and set to print no larger than 11" x 17". The Florida Forever Goals, Performance Measures and Criteria can be accessed on our [website](#). Applicants may also consult the Florida Natural Areas Inventory [Conservation Lands map](#) to view current Florida Forever project boundaries and to ensure the proposed parcel(s) are not already within an approved project boundary.

SUBMIT COMPLETE APPLICATIONS TO:
FloridaForever@FloridaDEP.gov

Or by mail to:
Office of Environmental Services
Division of State Lands
Department of Environmental Protection
3900 Commonwealth Blvd., Mail Station 140
Tallahassee, FL 32399-3000
Phone: 850-245-2555

Visit our [website](#) for more information.

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Boundary Amendment Application**



Authorized Representative

In accordance with the Florida Forever application process, the following individual is authorized as the primary point of contact for all matters concerning this application on behalf of the owner(s) of the real property described below, in Marion County, FL.

Property/project name: Green Trust/ Carr Tract

Name/Affiliation of Authorized Representative: Grace Howell & Joanna Reilly-Brown
Alachua Conservation Trust

Mailing Address: <u>7204 SE County Road 234</u>	<u>Gainesville</u>	<u>FL</u>	<u>32641</u>
Street	City	State	Zip

Primary Phone: (352) 373-1078

Email: grace@alachuaconservationtrust.org
joanna@alachuaconservationtrust.org

Property information

Section 03 Township 12S Range 20E

Lat/Long 82.29°W, 29.47 °N

Acres 125 +/-

Parcel identification number(s):

01521-000-00

01515-002-00

01518-000-00

**Florida Forever
Boundary Amendment Application**



Landowner Information

Marcia Green Date 08/26/2021
Landowner Signature

Marcia Green, Trustee
Landowner Name (print)

Mailing Address: 2215 NW 21st Ave. Gainesville, FL 32605
Street City State Zip

Primary Phone: (352)317-1247 Email: marciagree@gmail.com

Susan Carr Date August 27, 2021
Landowner Signature

Susan Carr, Trustee
Landowner Name (print)

Mailing Address: 1546 SW 35th Place Gainesville, FL 32608
Street City State Zip

Primary Phone: (803) 295-2229 Email: suscarr123@gmail.com

Please note: The landowner's signature above is not intended to preclude any representative of the Department of Environmental Protection, Division of State Lands (DSL), from contacting the property owner(s) directly concerning the property. This form is not intended to create or acknowledge an exclusive property listing agreement or any business relationship between the owner(s) of the property and the individual(s) named above. Owner understands that any commission or fee charged by the person named above in connection with the property is the sole responsibility of the landowner. This authorization will remain in effect throughout the application process unless written notice of rescission by the owner(s) named above, is received by the DSL.

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Supporting documentation

Attachment A:

1. The subject Property is adjacent to Price's Scrub State Park in Marion County and is approximately 125 acres. The property can be accessed via N Highway 329 by way of NW 215th Lane Rd . The property comprises three tax parcels (see below): two owned by the Alex Green Trust (Marcia Green, trustee) and one owned by the Thomas Carr Trust (Susan Carr, trustee). The Green family property offer totals 109 +/- acres: one 20 acre parcel in its entirety, and 89 acres of an adjacent tax parcel**. The Thomas Carr family property offer totals 16 +/- acres and is adjacent to both of the Green parcels. The total tax assessed value is \$714,497.

**** Calculated using GIS acres**

Parcel ID
01521-000-00
01515-002-00
01518-000-00

2. The Florida Park Service recommends acquisition of the offer Property. It is adjacent to Price's Scrub State Park and within the Park's Optimum Boundary area. The proposed amendment parcels contain several natural communities, including: scrub, upland mixed woodland, scrubby flatwoods, sinkhole lake, and the edge of a large basin marsh which extends into the western part of Price's Scrub State Park and would be an ecologically important part of this acquisition. Some sections of the offer Property have the relatively rare Upland Mixed Forest habitat with mockernut hickory and Southern red oak. Wildlife recorded on the Green property include Florida panther (one sighting 5-10 years ago), bobcat, red fox, coyote, deer, gopher tortoise, wild turkey, sandhill crane, bald eagle, several owl species, hawks, and many other species. The extensive palmetto cover and access to an oversize culvert under I-75 make the Price's Scrub Tract valuable for long-term linkage of the Chassahowitzka and Ocala black bear populations, and although black bear have not yet been recorded from the property, this increase in conservation land makes bear movements more possible.

The offer Property was previously part of the Herlong Plantation which became part of the Simonton Ranch failed development. Portions of the Property had been cut for magnolia, pine, oak and sweetgum used by the Franklin Crates company. Some of the original longleaf pine sandhills were reportedly cleared for citrus, which then was killed in the 1895 freeze. The majority of the 100-acre Green property has not been cleared, at least during the past 50+ years, and contains mature forests.

The offer Properties were purchased in 1969 by University of Florida (UF) professors Alex Green and Tom Carr, after notification by famed UF zoologist Archie Carr, Tom's brother. All three UF professors were scientists who valued conservation. The Archie Carr family properties, most of which are north of the county line in Alachua County, have been within the Carr Farm/Price's Scrub Florida Forever Project since 2001 with portions currently being evaluated for acquisition by Alachua County through the Alachua County Forever program.

The Property shares a boundary with Price's Scrub State Park. There are no historic buildings or structures of any kind. The current landowners are unaware of any archaeologically significant sites.

Florida Forever Boundary Amendment Application



3. Located in "Florida Horse Country," Northwest Marion County has high public demand for a larger recreational greenway available to equestrians. The potential state purchase of the 123 +/- acres would reinitiate a regional equestrian recreational effort that has been largely dormant in Northwest Marion County since the purchase of Price's Scrub. A longer expanse of equestrian trail will attract more riders to trailer their horses to the area. Increased visitors from out of the area will contribute to the region's economy. In addition to extended equestrian trails, the project will provide other public recreational opportunities including hiking, birding and nature study.
4. The Property is in one of the most rapidly growing counties in Florida. Neighboring lands are rapidly being sold for residential development. If not protected, the likely fate of the Green and Carr properties is conversion to horse farms or low density residential development. These land uses would assure clearing of the rare upland hardwood forests, and lost opportunity for expanding and connecting existing conservation lands.
5. There are no known local resolutions in support of or opposition to acquisition of the project.
6. See below itemized list of how the project meets Florida Forever criteria.

Goals and performance measures (Section 259.105(4), Florida Statutes)

It is the intent of the Legislature that projects or acquisitions funded pursuant to paragraphs (3)(a) and (b) contribute to the achievement of the following goals, which shall be evaluated in accordance with specific criteria and numeric performance measures developed pursuant to s. 259.035(4):

Goal A: Enhance the coordination and completion of land acquisition projects.

Measure A1: The Property is adjacent to existing public lands, abutting the Carr Farm/Price's Scrub Florida Forever (FF) Project to the West. The goal of the Carr Farm/Price's Scrub FF project is to conserve and protect environmentally unique and irreplaceable lands that contain native, relatively unaltered flora and fauna representing a natural area unique to, or scarce within, a region of the state or a larger geographic area. Other goals are to conserve and protect significant habitat for several rare species, to provide areas, including recreational trails, for natural resource based recreation; and to preserve significant archaeological or historical sites.

The Property is included in the Price's Scrub State Park Optimum Boundary Map (see Map 4, attached). The Optimum Boundary Area includes approximately 1,475 acres of additional lands considered desirable for direct management by the Division of Recreation and Parks as part of the State Park, as listed in the 2018 Advisory Group Draft Unit Management Plan. The optimum boundary includes the remaining parcels of the current Price's Scrub/ Carr Farm Florida Forever BOT Project to the northwest. Additional Carr Family parcels have been included to the west of the park. Acquisition of these properties will protect additional natural and cultural resources, provide additional recreation opportunities, provide connectivity for wildlife, and improve park operations and management.

The Property is important for expansion and connection of existing conservation areas. Price's Scrub State Park lies within the proposed Northwest Marion Greenway, included in the Marion County Comprehensive Plan, which creates a corridor that would connect Payne's Prairie Preserve State Park and the Lochloosa Wildlife Florida Forever BOT Project to Goethe State Forest and the Watermelon Pond Florida Forever BOT Project (see Map 5, attached).



Goal B: Increase the protection of Florida's biodiversity at the species, natural community, and landscape levels.

Measure B2: The entire Property is recognized as Priority 3 and Priority 4 (higher) land in the CLIP version 4.0 Biodiversity Resource Priorities model, which combines conservation priorities from the Strategic Habitat Conservation Areas (SHCA), Vertebrate Richness, Florida Natural Areas Inventory (FNAI) under-represented habitats, and Priority Natural Communities Core Data Layers. Priority 3 = 122 acres; Priority 4 = 3 acres.

Measure B3: The offer Property falls entirely within Priority 4 (125 acres) lands for the Ecological Greenways Network, indicating its contribution to landscape connectivity. The Property falls within both the Gainesville to Ocala corridor and Williston to Orange Creek corridor of the proposed Northwest Marion Greenway project.

Measure B4: The Property is within Priority 4 and 5 areas according to the FNAI Rare Species Habitat Conservation Priorities data layer. Priority 4 = 1 acre. Priority 5 (lowest) = 124 acres.

Measure B6: Acquisition of the offered Property would increase suitable habitat for forest dwelling imperiled species already present in Price's Scrub State Park by about 15%. According to the FNAI Biodiversity Matrix, the Property has suitable habitat for Eastern Indigo Snakes, Wood Storks, Diamondback Rattlesnake, Gopher Tortoise, Black bear, Florida Pine Snake, and numerous State and FNAI listed plant species. There are known populations of active Gopher Tortoises on the Property, indicating their presence along with other commensal species.

Goal C: Protect, restore, and maintain the quality and natural functions of land, water and wetland systems of the state.

Measure C1: The majority of the Property is classified as "mixed hardwood coniferous forest" (Cooperative Land Cover data) which includes 14 acres of high quality upland hardwood forest and 113 acres of additional fire type uplands, including upland mixed woodland, mesic hammock and successional hardwood forest (FNAI natural community descriptions). These areas could be restored to a more natural condition with timber management and reintroduction of a fire regime. About 5.6 acres are wetlands, including three depression marshes, a basin swamp, a sinkhole lake, and the northern rim of a large basin marsh to the south.

Measure C5: Almost the entire Property (121 acres) is identified as priority protection lands in the Florida Forever Conservation Needs Assessment (FFCNA) Significant Surface Water data: 24 acres Priority 4 (highest) and 97 acres Priority 6.

Measure C8: According to the National Wetlands Inventory, the Property contains 2.4 acres of natural wetlands. Field verification and GIS analysis indicate 5.61 acres of wetlands including depression marsh, sinkhole lake, basin swamp and basin marsh.

Measure C11: Single or scattered Coral Ardisia and Caesarweed plants have been noted on parts of the Property. On Price's Scrub State Park, 42 +/- acres are currently managed for these and other invasive exotic plant species.



Goal D: Ensure that sufficient quantities of water are available to meet the current and future needs of natural systems and the citizens of the state.

Measure D1: According to the National Wetlands Inventory, the Property contains 2.4 acres of natural wetlands. Field verification and GIS analysis indicates 5.61 acres of wetlands including depression marsh, sinkhole lake, basin swamp and basin marsh.

Measure D3: The entire Property is in Priority 3, Priority 4, and Priority 5 (lowest) for aquifer recharge, according to the FFCNA Aquifer Recharge data; 16 acres = Priority 3, 64 acres = Priority 4, and 45 acres = Priority 5.

Goal E: Increase natural resource-based public recreation or educational opportunities.

Measure E1: If the property is added to Price's Scrub State Park, it will augment current resource based public recreation and educational opportunities. This may include additional areas for equestrian activities, hiking, bird watching, and other outdoor activity. The entire Property, 125 +/- acres, would be available for these activities and opportunities if acquired.

Measure E2: There is opportunity to expand hiking and equestrian trails on Price's Scrub State Park into the Property, if the Property is appended to the State Park.

Goal G: Increase the amount of forestland available for sustainable management of natural resources.

Measure G1: About 10 acres of the Property are ranked as priority 3 for sustainable forestry, according to the FFCNA Sustainable Forestry data.

Measure G3: The Property contains about 3 acres of forestland that will serve to maintain natural groundwater recharge functions if acquired, according to the FFCNA Forest Recharge data.

*****All calculations for Goals and Measures were based on GIS parcel data*****

Criteria [Section 259.105(9) and (10), F.S.]

(9)(b) The project is part of an ongoing government effort to restore, protect or develop land areas: Protection of this land will benefit multiple state and county efforts to preserve and restore natural areas in the region. Acquisition of this Property would benefit northwest Marion County's 193,000-acre Farmland Preservation Area, created by the Marion County Commission to manage growth and protect the area's valuable soils, water, and springsheds, by protecting the land from development pressure and providing additional opportunities for equestrian outdoor recreation. Protecting this property would also provide connectivity to existing nearby conservation lands to the north in Alachua County, including 5,953-acre Barr Hammock Preserve, 23,000-acre Payne's Prairie Preserve State Park, and surrounding uplands, and to the partially acquired 12,542-acre Watermelon Pond Florida Forever project and Goethe State Forest, a 53,587-acre state forest in southeastern Levy County near the Gulf of Mexico, to the west. Most importantly, this project would be a small but important addition to the almost 1000-acre Price's Scrub State Park, which is a key part of the proposed Northwest Marion Greenway and a part of the Marion County Comprehensive Plan.



(9)(c) The project enhances or facilitates management of properties already under public ownership:

Acquisition of the Property will enhance the management of Price's Scrub State Park for natural resource protection and recreation by adding 125 +/- acres of wildlife habitat and potential equestrian and hiking trails.

7. The landowners wish to sell the Properties as a fee simple transaction, to the State of Florida for a price based on appraisal of fair market value. The landowners want the Properties to be preserved in perpetuity.

7b. The Property is proposed as an addition to Price's Scrub State Park. As such it would be managed by the Florida Department of Environmental Protection Division of Recreation and Parks. Alachua Conservation Trust staff, the landowners, and FDEP staff have toured the property.

*****see attached letter from proposed land manager on following page:***



FLORIDA DEPARTMENT OF Environmental Protection

Bureau of Parks District 2
4801 Camp Ranch Road
Gainesville, FL 32641

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Shawn Hamilton
Interim Secretary

August 23, 2021

Sine Murray
Program Manager
Office of Environmental Services
Division of State Lands
Department of Environmental Protection
3900 Commonwealth Blvd., M.S. 140
Tallahassee, Florida 32399-3000

Dear Ms. Murray:

The Division of Recreation and Parks is providing this letter of support for the proposed Green Family/Carr Boundary Amendment to the Carr Farm/Price's Scrub Florida Forever Project. As the proposed land manager for this Florida Forever Project, we feel that this amendment includes parcels that would be valuable additions to Price's Scrub State Park. It would provide additional wildlife habitat, protect several depression marshes and seepage areas, and enhance recreational opportunities. In addition these properties would strengthen landscape connectivity to the west of Price's Scrub. All the parcels included within the amendment are currently within the Optimum Boundary for Price's Scrub State Park, as detailed in the 2019 Unit Management Plan, and could be managed as part of Price's Scrub State Park.

Sincerely,

A handwritten signature in blue ink, appearing to read "Clifton L. Maxwell".

Clifton L. Maxwell
Chief, Bureau of Parks, District 2
Division of Recreation and Parks

CLM/dp

**Florida Forever
Boundary Amendment Application**



Attachment B:

1. One copy of the county property appraiser's tax card for each parcel of land within the proposal.

*****See attached tax cards from Marion County Property Appraiser on following pages:***

Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser

501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336



2021 Property Record Card

01521-000-00[GOOGLE Street View](#)

Prime Key: 29238

[Beta MAP IT+](#)

Current as of 8/23/2021

[Property Information](#)

[M.S.T.U.](#)[PC: 99](#)

Acres: 105.00

ALEX E S GREEN REVOCABLE
TRUST
GREEN MARCIA TR
2215 NW 21ST AVE
GAINESVILLE FL 32606-8652

[Taxes / Assessments:](#)

Map ID: 82

[Millage:](#) 9002 - UNINCORPORATED

Situs: 10399 NW 215TH LANE RD
MICANOPY

[Current Value](#)

Land Just Value	\$491,435
Buildings	\$0
Miscellaneous	\$12,519
Total Just Value	\$503,954
Total Assessed Value	\$503,954
Exemptions	\$0
Total Taxable	\$503,954

[Ex Codes:](#)

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2020	\$464,639	\$0	\$12,519	\$477,158	\$26,396	\$0	\$26,396
2019	\$491,435	\$0	\$12,519	\$503,954	\$26,396	\$0	\$26,396
2018	\$527,163	\$0	\$12,519	\$539,682	\$26,396	\$0	\$26,396

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7189/1430	05/2020	07 WARRANTY	2 V-SALES VERIFICATION	U	V	\$20,000
6616/1797	07/2017	09 EASEMNT	0	U	I	\$100
6616/1697	07/2017	09 EASEMNT	0	U	I	\$100
6616/1689	07/2017	09 EASEMNT	0	U	V	\$100
2000/0799	09/1993	07 WARRANTY	0	U	V	\$100

[Property Description](#)

SEC 03 TWP 12 RGE 20
COM 10 CHS S & 10 CHS E OF NW COR OF SW1/4 FOR POB
S 5 CHS W 10 CHS S 5 CHS E 20 CHS S 10 CHS E 40 CHS
S 10 CHS E 16.56 CHS N 15 CHS W 16.56 CHS N15 CHS W 10 CHS
S 10 CHS W 10 CHS N 10 CHS W 30 CHS TO POB &
COM AT THE NE CORNER OF NW 1/4 OF SEC 10 TH N 00-09-59 E
660.69 FT TH N 89-27-29 W 80 FT TH S 00-09-59 W 755.51 FT TH
S 63-06-28 E 48.95 FT TH N 26-53-30 E 65.22 FT TH N 26-58-44 E
15.03 FT TH N 00-23-05 E 44.65 FT TO THE POB

[Land Data - Warning: Verify Zoning](#)

Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser

501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336



2021 Property Record Card

01518-000-00

Prime Key: 29190

[Beta MAP IT+](#)

Current as of 8/23/2021

[Property Information](#)

[More Names](#)

CARR THOMAS D REV TRUST
CARR GLENDA DOTSON REV TRUST
ET AL
1546 SW 35TH PL
GAINESVILLE FL 32608-3530

[Taxes / Assessments:](#)

Map ID: 82

[Millage:](#) 9002 - UNINCORPORATED

[M.S.T.U.](#)

PC: 57

Acres: 30.00

[Current Value](#)

Land Just Value	\$146,790		
Buildings	\$0		
Miscellaneous	\$0	Impact	(\$141,980)
Total Just Value	\$146,790	Land Class Value	\$4,810
Total Assessed Value	\$4,810	Total Class Value	\$4,810
Exemptions	\$0	Ex Codes: 08	
Total Taxable	\$4,810		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2020	\$138,786	\$0	\$0	\$138,786	\$4,715	\$0	\$4,715
2019	\$146,790	\$0	\$0	\$146,790	\$4,715	\$0	\$4,715
2018	\$157,462	\$0	\$0	\$157,462	\$4,615	\$0	\$4,615

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
5509/0246	02/2011	07 WARRANTY	9 UNVERIFIED	U	V	\$100
5380/1539	07/2010	09 EASEMNT	0	U	V	\$100
5329/0878	01/2010	09 EASEMNT	0	U	V	\$100
3309/1165	12/2002	07 WARRANTY	2 V-SALES VERIFICATION	Q	V	\$87,000
3158/0608	04/2002	71 DTH CER	0	U	V	\$100
3159/1879	10/2001	74 PROBATE	0	U	V	\$100
3047/0857	10/2001	05 QUIT CLAIM	7 PORTIONUND INT	U	V	\$100
3309/1162	04/1979	71 DTH CER	0	U	V	\$100

[Property Description](#)

SEC 03 TWP 12 RGE 20
S 1/2 OF LOT 12 & LOT 13 SIMONTON SUB
& BEG AT NW COR OF LANDS DESC IN 2000/0796 N 89-20-24 E 30.76 FT TH S 01-03-37 E 792.56 FT
TH S 89-20-35 W 30.76 FT TH N 01-03-37 W 792.56 FT TO POB.
LESS & EXCEPT THE FOLLOWING:
COM AT NW COR OF LANDS DESC IN OR BOOK 2000/0796 TH S 01-03-37 E 792.56 FT
TH N 89-20-35 E 666.89 FT TO POB TH N 89-20-35 E 325 FT TH S 01-03-37 E 75 FT TH
S 89-20-35 W 325 FT TH N 01-03-37 W 75 FT TO POB.

[Land Data - Warning: Verify Zoning](#)

Jimmy H. Cowan, Jr., CFA Marion County Property Appraiser

501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336



2021 Property Record Card

01515-002-00

Prime Key: 29173

[Beta MAP IT+](#)

Current as of 8/23/2021

[Property Information](#)

ALEX E S GREEN REVOCABLE
TRUST
GREEN ALEX E S TR
2215 NW 21ST AVE
GAINESVILLE FL 32605

[Taxes / Assessments:](#)

Map ID: 82

[Millage:](#) 9002 - UNINCORPORATED[M.S.T.U.](#)[PC: 57](#)

Acres: 19.95

[Current Value](#)

Land Just Value	\$104,239		
Buildings	\$0		
Miscellaneous	\$0	Impact	(\$101,446)
Total Just Value	\$104,239	Land Class Value	\$2,793
Total Assessed Value	\$2,793	Total Class Value	\$2,793
Exemptions	\$0	Ex Codes: 08	
Total Taxable	\$2,793		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2020	\$98,553	\$0	\$0	\$98,553	\$2,693	\$0	\$2,693
2019	\$104,239	\$0	\$0	\$104,239	\$2,693	\$0	\$2,693
2018	\$111,820	\$0	\$0	\$111,820	\$2,693	\$0	\$2,693

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
6616/1689	07/2017	09 EASEMNT	0	U	V	\$100
2000/0796	01/1994	07 WARRANTY	0	U	V	\$100
0769/0240	09/1976	02 DEED NC	0	U	V	\$54,400

[Property Description](#)

SEC 03 TWP 12 RGE 20
COM NE COR OF SEC S 1103.52 FT W 1634.82 FT N 311.52 FT
W 2325.18 FT N 147.25 FT S66.20W 373.30 FT S49-03W 561.3
FT S42.34W 298.60 FT S71-14W 385.29 FT TO W BDY OF SEC
S 1123.10 FT TO W 1/4 COR S 291.58 FT E 1192.42 FT N
284.46 FT E 479.59 FT FOR POB N 792 FT E 2640 FT S 792
FT W 330 FT S 660 FT W 1320 FT N 660 FT W 990 FT TO POB
LESS & EXCEPT THE FOLLOWING: COM AT NE COR OF SEC 3 TH S 00-
05-57 E 1103.52 FT TH N 89-
42-57 W 1634.82 FT TH N 05-57 W 311.52 FT TH N 89-42-57 W
2325.18 FT TH N 00-05-57 W 147.25 FT TH S 66-20-00 W 373.30
FT TH S 49-03-00 W 561.30 FT TH S 42-34-00 W 298.60 FT TH S
71-14-00 W 385.29 FT TH S 00-18-36 W 1123.10 FT TH S 00-07-
47 E 291.58 FT TH S 89-42-57 E 1192.42 FT TH N 00-05-57 W
284.46 FT TH S 89-42-57 E 1469.59 FT TO POB TH N 00-05-57 E
792 FT TH S 89-42-57 E 1650 FT TH S 00-05-57 E 792 FT TH N

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2. If multiple parcels are included in the project proposal, summarize in table format by county, parcel ID, owner, acres and tax assessed value.

County	Parcel ID	Owner	Acres (Marion County Property Appraiser)	Offer Acres*	Tax Assessed Value
Marion	01521-000-00	Green Revocable Trust	**105	*89 +/-	\$477,158
Marion	01515-002-00	Green Revocable Trust	19.95	*20 +/-	\$98,553
Marion	01518-000-00	Carr Revocable Trust	30	*16 +/-	\$138,786

*Note, the offer acreage is less than the parcel acreage. Offer acres based on GIS calculations.

**Landowner plans to offer the remainder of tax parcel 01521-000-00 minus 23+/- acres. The property is currently undergoing the process of subdivision.

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3. A letter from each property owner confirming their willingness to sell or a statement from the applicant asserting that each owner has been contacted.

*****See attached letters from property owners on the following pages:***

Alex E S Green Revocable Trust
2215 NW 21 Ave
Gainesville, FL 32605

August 17, 2021

Sine Murray
Program Manager
Office of Environmental Services
Division of State Lands
Department of Environmental Protection
3900 Commonwealth Blvd., M.S. 140
Tallahassee, Florida 32399-3000

Re: Application to Add Green and Carr Property to the Carr Farm/Price's Scrub Florida Forever Project

Dear Ms. Murray:

This letter is to express the willingness of the Green family, owners of approximately 105 acres west of Price's Scrub State Park, to sell our beautiful property to the State to expand the park's equestrian greenway, the wildlife corridor and to further improve the park's biodiversity.

Our property was purchased in 1969 by our father, University of Florida (UF) physics professor Alex Green. The area was previously part of the Herlong Plantation which became part of the Simonton Ranch failed development. UF zoologist Archie Carr first learned of the sale of the properties, and our father learned of it through Archie's brother Tom, an astronomer friend and colleague. All three UF professors—Archie Carr, Tom Carr, and Alex Green—were scientists who valued conservation.

Our father's intention was that his five children would each inherit a parcel and live on the land. Son Bruce Green, as well as Bruce Proctor, widower of our late sister Linda Green Proctor, do live on parcels adjacent to the offer property. Bruce Proctor recently donated a Conservation Easement on his property to the Alachua Conservation Trust (ACT), and Bruce Green may do so in the future. Our late sister was a horsewoman and supported the efforts of Dr. Linda Duever and others to create an equestrian greenway within Price's Scrub.

We are aware of the rich biodiversity on our property from high pine ridges to seepage slopes and marsh. Biologists walking on the property have compared it to San Felasco Hammock Preserve State Park, a prized State property. We are aware of how hard ACT and the State have worked to acquire properties for wildlife corridors, with a goal to increase conservation acreage between Payne's Prairie Preserve State Park and Goethe State Forest near the Gulf of Mexico. We understand that the proposed addition of our property to Price's Scrub would greatly expand this effort, now codified into Florida Law as the Florida Wildlife Corridor Act.

I write this letter on behalf of my siblings and myself, heirs to the Alex E S Green Revocable Trust of which I am Trustee. I am assisted in this effort by my sister, Dr. Deborah Green, and by Tom Carr's daughter, Dr. Susan Carr, both of whom are biologists with long term interest in the State's conservation land acquisition programs. We piggy-back off the efforts of the Ph.D. biologists in the Archie Carr family who developed the Carr Farm/Price's Scrub Florida Forever Project.

We respectfully request that the Acquisition and Restoration Council approve this boundary amendment to the Carr Farm/Price's Scrub Florida Forever project, adding our property along with 20 acres from Susan Carr. We believe the amended project is not only of regional but also of statewide importance towards the Florida Wildlife Corridor. Thank you very much for your kind attention.

Sincerely,



Marcia Green, Trustee

August 30, 2021

Sine Murray

Program Manager

Office of Environmental Services, Division of State Lands

Department of Environmental Protection

3900 Commonwealth Blvd., M.S. 140

Tallahassee, Florida 32399-3000

Re: Application to Add Green and Carr Property to the Carr Farm/Price's Scrub Florida Forever Project

Dear Ms. Murray:

I own approximately 140 acres in Marion County, near Price's Scrub State Park. I write to express my willingness to include 20 acres in the proposed boundary amendment to the Carr Farm/Prices Scrub Florida Forever project. Specifically, my offer is part of a larger parcel titled to the Thomas and Glenda Carr Trust, for which I am the sole trustee and beneficiary. The 20 acres of Carr property is part of a larger offer of 125 acres, most of which is owned by the Green family (the Alex E S Green Trust).

The Carr/Green land is adjacent to Price's Scrub State Park and harbors one of the largest remaining upland hardwood and pine-hardwood forests in the region. There are several depressional wetlands and swamps on the property, unusual in their "perched" nature. The uplands provide habitat for several imperiled species, including gopher tortoise and Eastern diamondback rattlesnake. Over the years, we have documented gopher tortoise burrows on the offer property, which are part of a larger population on Carr and neighboring properties to the north. There is a spring fed stream that enters the Green parcel, and a large seepage area upslope which contains the largest populations of jack in the pulpit I've ever seen.

If added to Price's Scrub, the Carr/Green property would expand area availability for public outdoor recreation. There already exists great interest in using the Carr/Green property for horseback riding; many trail riders have asked for access over the years. In particular, the offer property has existing dirt roads and trails that could provide miles of additional horse trails through shady upland hardwood forests.

I own much of the adjacent land north of this property, and it is my intent to protect it as conservation land. Thus, it is highly unlikely that there will be incompatible development that would interfere with management should the Carr/Green property be added to Price's Scrub State Park.

I respectfully request that the Acquisition and Restoration Council approve this boundary amendment to the Carr Farm/Price's Scrub Florida Forever project, which includes approximately 20 acres owned by the Carr Trust. Furthermore, I would be willing to offer this property for acquisition through the Florida Forever conservation program.

Thank you,



Susan Carr

1546 SW 35th Place

Gainesville, FL 32608

**Florida Forever
Boundary Amendment Application**

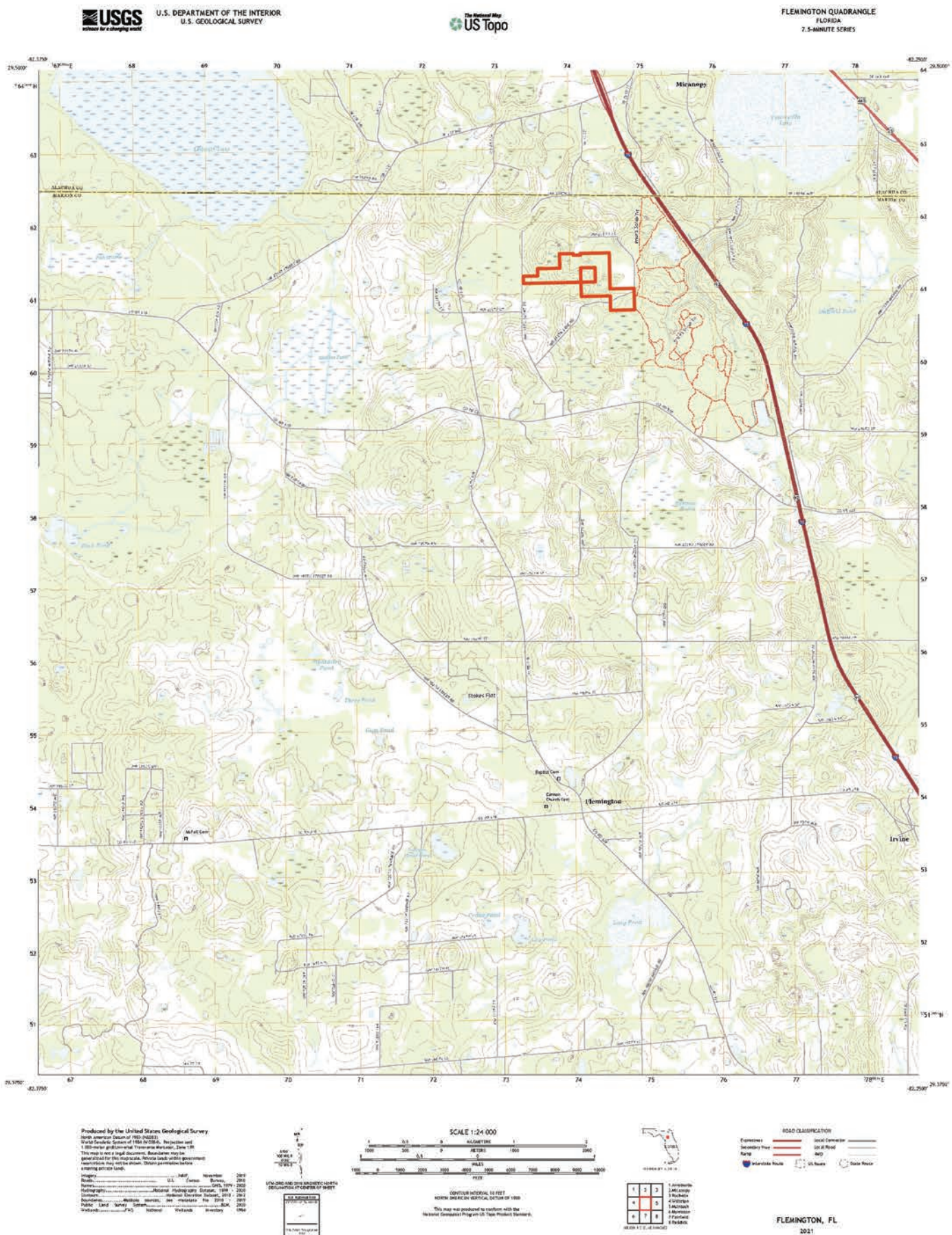


Attachment C:

Maps and Aerial Photographs

*****See attached maps and aerial photographs on the following pages:***

Map 1. Green Trust / Carr Tract on USGS topographic quadrangle map

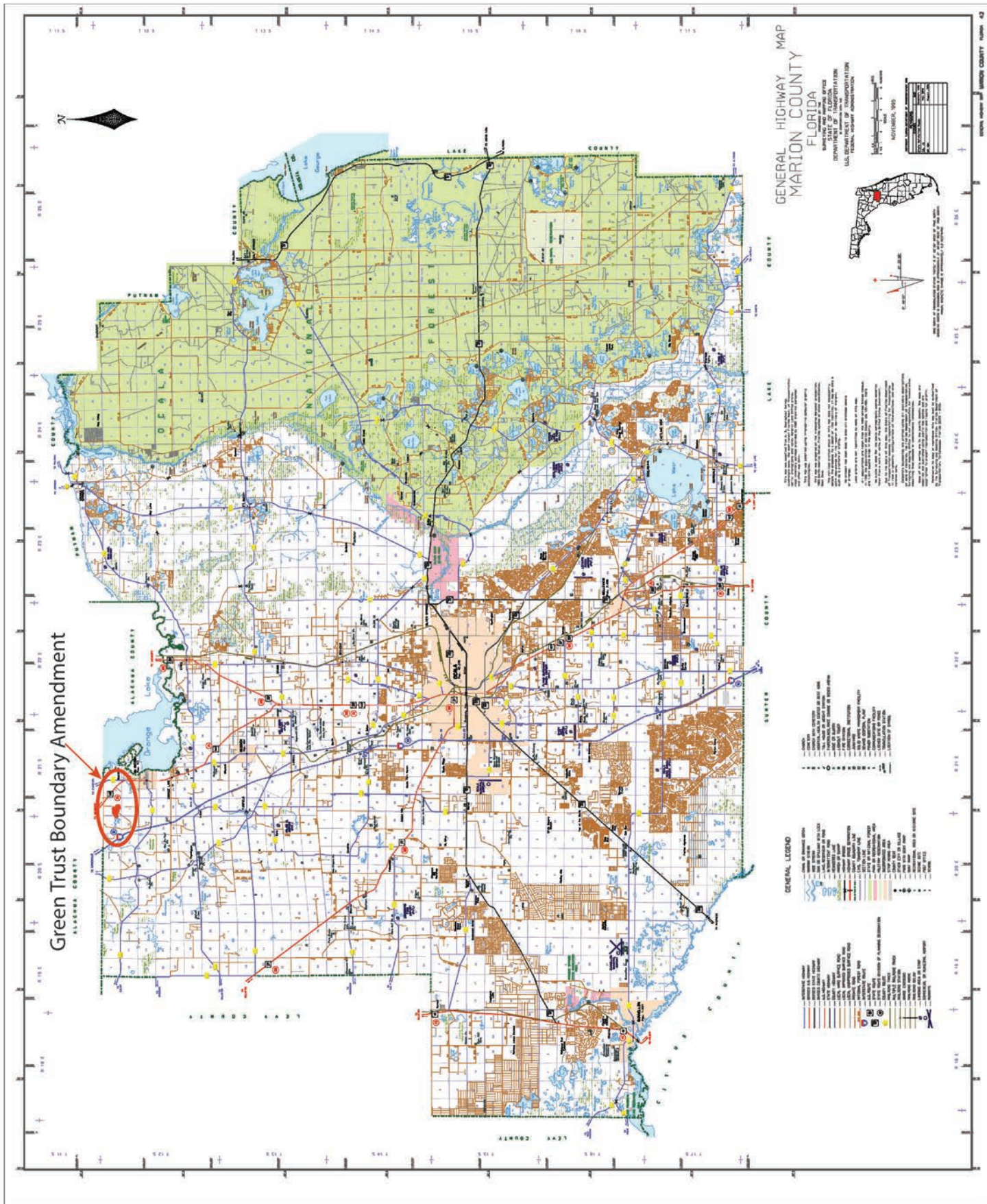


 Green Trust Boundary Amendment

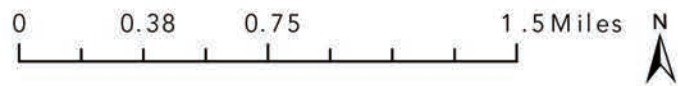
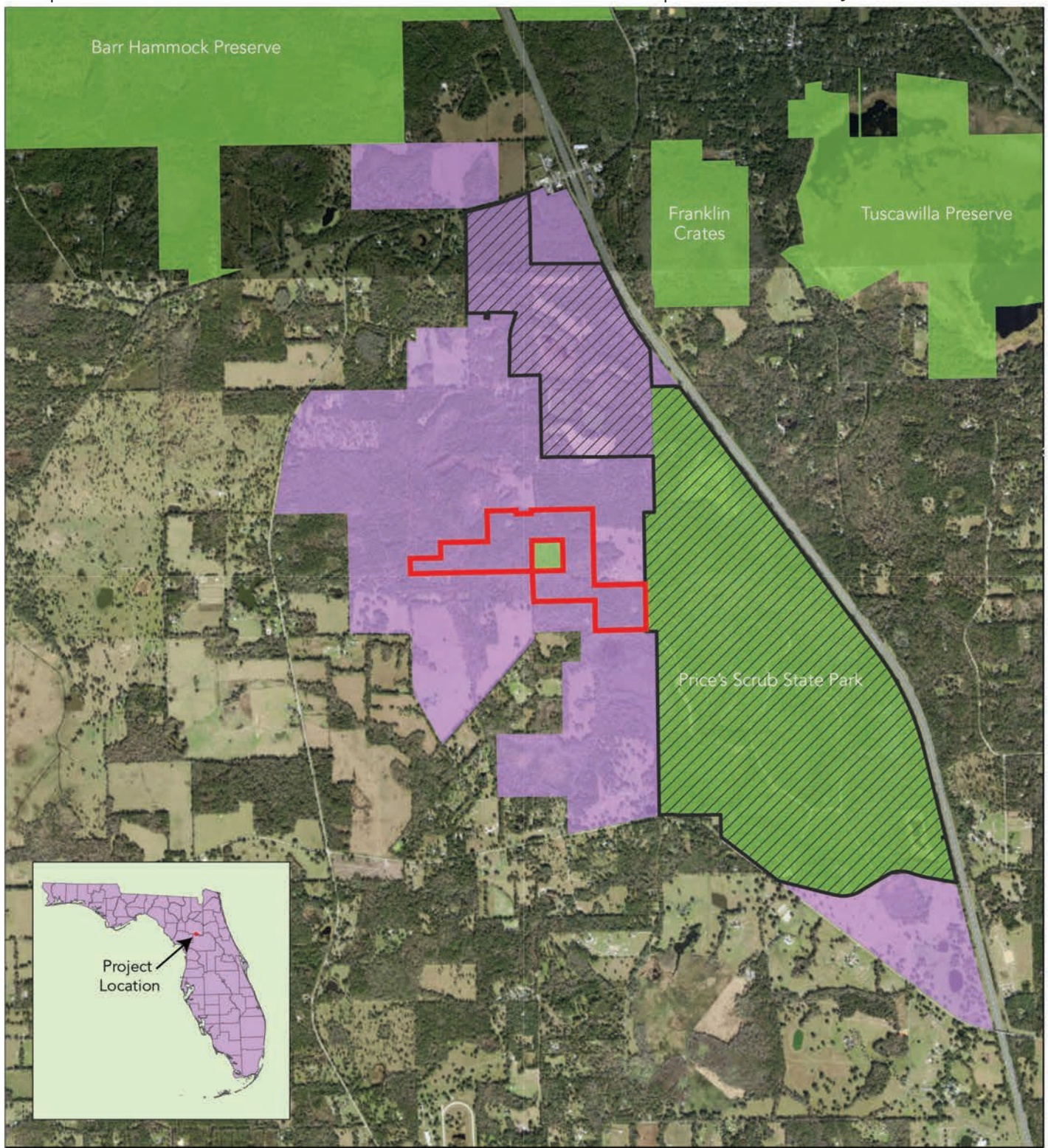
Map 2. Green Trust / Carr Tract with Marion County tax parcels



Map 3. Green Trust/ Carr Tract with FDOT General Highway Map, Marion County FL



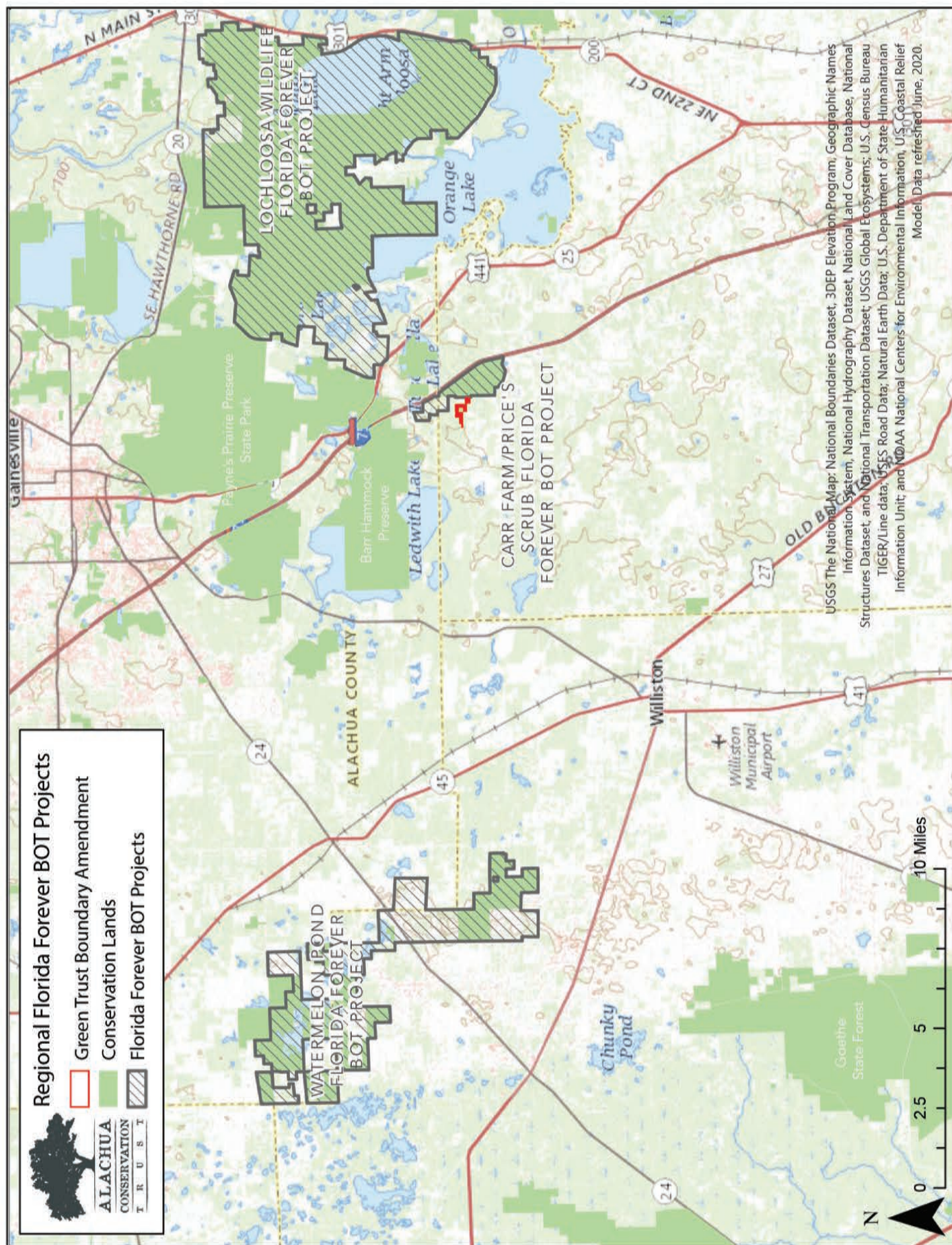
Map 4. Green Trust/ Carr Tract with Price's Scrub State Park Optimum Boundary



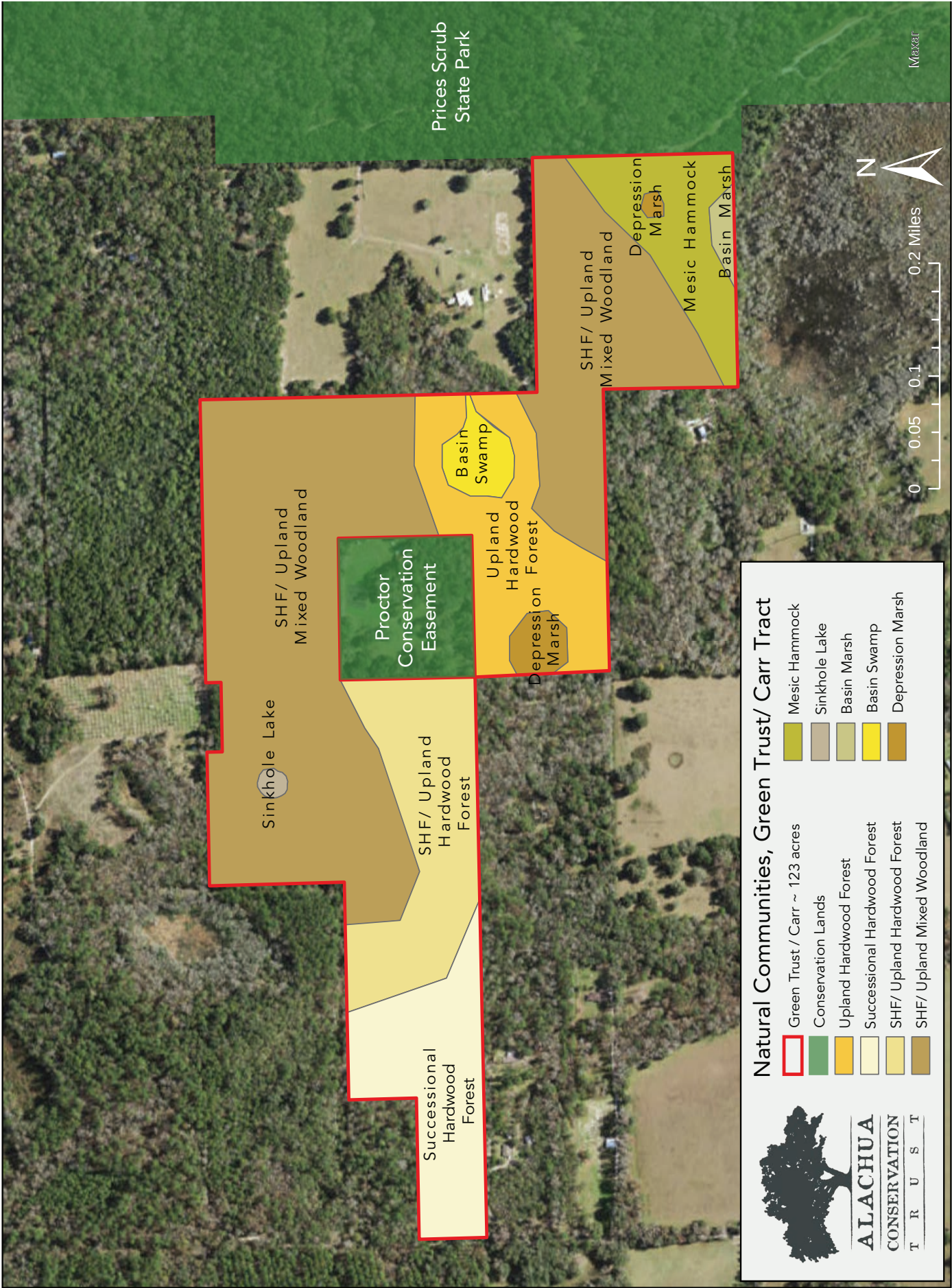
-  Green Trust Boundary Amendment
-  Carr Farm/ Price's Scrub Florida Forever BOT Project
-  Price's Scrub State Park Optimum Boundary
-  Conservation Lands



Map 5. Green Trust / Carr Tract with Regional Florida Forever BOT Projects



Map 6. Natural Communities within Green Trust / Carr Tract



Additional Letters of Support

August 29, 2021

Sine Murray
Program Manager
Office of Environmental Services
Division of State Lands
Department of Environmental Protection
3900 Commonwealth Blvd., M.S. 140
Tallahassee, Florida 32399-3000

Re: Application to Add Green and Carr Property to the Carr Farms/Price's Scrub Florida Forever Project

Dear Ms. Murray:

I write to you in support of the application to add approximately 125 acres of land owned by the Green Family Trust and Carr Trust to the Carr Farms/Price's Scrub Florida Forever Project area. My wife and I own 100 acres north of the proposed property and have lived in the area since 1980. As part of a large undeveloped landscape, the property contains one of the largest remaining native forests in the region. Considering rapid development in Marion and surrounding counties, it is increasingly important that this land north of Price's Scrub State Park be protected.

Horseback riding is a popular activity in our region and riders frequently use these lands and my farm to extend their trail rides from the State Park. We like these neighborhood amenities and want to see the land around Price's Scrub protected in perpetuity.

My wife and I fully support this application for amendment of the Green and Carr properties to the Carr Farms/Price's Scrub Florida Forever project, and we ask that the Acquisition and Restoration Council approve this proposal.

Sincerely,



Pierce H. Jones
Micanopy Raised Beef
10011 NW 215th Ln Rd
Micanopy, FL 32667

August 30, 2021

Sine Murray
Program Manager
Office of Environmental Services, Division of State Lands
Department of Environmental Protection
3900 Commonwealth Blvd., M.S. 140
Tallahassee, Florida 32399-3000

Re: Application to Add Green and Carr Property to the Carr Farm/Price's Scrub Florida Forever Project

Dear Ms. Murray:

I am a Marion County landowner, with land adjacent to the Carr and Green family land under consideration for addition to the Carr Farm/Prices Scrub Florida Forever project area. I jointly own the 18 acre parcel directly adjacent to the Green and Carr parcels including in the proposal.

I write to express my support for the Florida Forever amendment proposal as presented. The 125 acres would be a valuable addition to the Florida Forever program, and Price's Scrub State Park.

As a landowner and manager (including the larger Carr land holdings), I have been working to restore upland pine woodland habitat in the area adjacent to the Carr/Green property. As a result, there is a thriving population of gopher tortoises, as well as other wildlife species. My goal is to protect this area for its natural habitat and amenities, which is fully compatible with State acquisition of nearby lands.

I would also like to emphasize the geologic and ecological diversity of this part of Florida. Within the proposed project boundaries lies a collection of unique features for Florida. This project area includes many relict karst feature and slope gradients above 35 percent. In addition, the geology of the area includes the most western distribution of the Miocene Hawthorne Formation and an outcropping of the Altamaha Grit formation (the only known surficial sandstone in Florida).

I respectfully request that the Acquisition and Restoration Council approve the boundary amendment to the Carr Farm/Price's Scrub Florida Forever project.

Thank you,

Rick Robbins

Rick Robbins
1546 SW 35th Place
Gainesville, FL 32608



August 20, 2021

Ms. Sine Murray
Program Manager
Office of Environmental Services
Division of State Lands
Department of Environmental Protection
3900 Commonwealth Blvd., M.S. 140
Tallahassee, Florida 32399-3000

Re: Application to add Green and Carr parcels to the Carr Farm/Price's Scrub Florida Forever Project

Dear Ms. Murray:

On behalf of Horse Farms Forever, Inc. I write to you in support of the application to add approximately 125 acres of land owned by the Green Family Trust and Carr Trust to the Carr Farm/Price's Scrub Florida Forever Project area. The property is part of a large landscape of rural and natural areas in the Farmland Protection Area of northwest Marion County. (See map.)

The horse industry and equestrian community are integral to the lifestyle and economy of this region, which is home to over 1,200 horse farms. In light of development pressures in North Florida, the equestrian community wishes to protect remaining natural areas, which are critical for outdoor recreation.

We fully support this application to add the Green and Carr parcels to the Carr Farm/Price's Scrub Florida Forever project area, and we ask that the Acquisition and Restoration Council approve this proposal. Furthermore, we support acquisition of the Green and Carr parcels as an addition to Price's Scrub State Park.

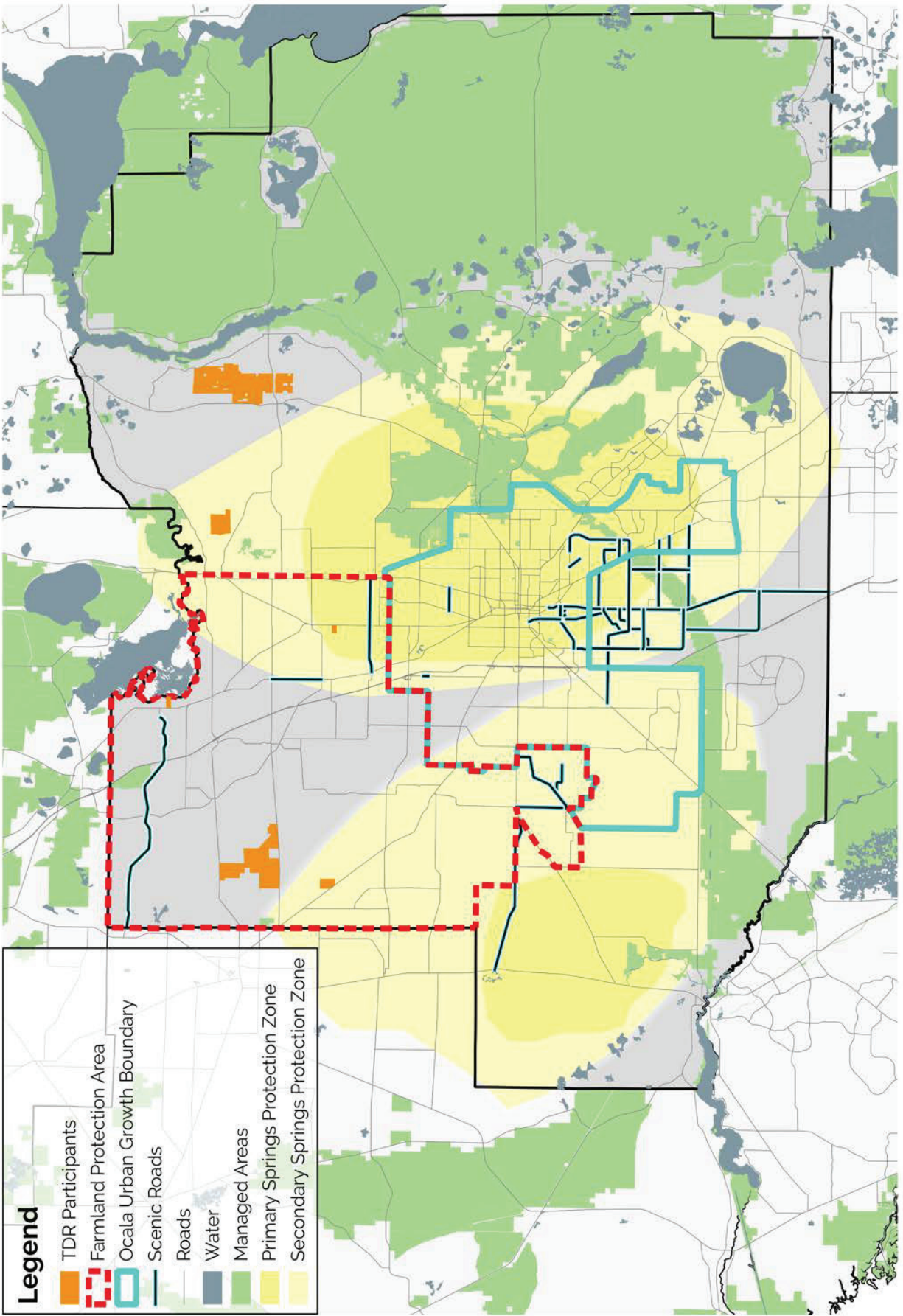
Thank you for your consideration.

Sincerely yours,

Sara Fennessy
Sara Fennessy

Sara Fennessy, Executive Director
Horse Farms Forever
Cell: (859) 553-5510
www.horsefarmsforever.com

Attachment: Map of Marion County indicating the Farmland Preservation Area



Additional Photos of Property



1. NW 215th Lane Rd which connects the Green Trust parcels to Price's Scrub State Park



2. Depression marsh in southeast part of Green Trust Parcels, near the boundary with Price's Scrub State Park



3. Sinkhole Lake embedded in upland mixed woodland and successional hardwood forest on Carr Parcel.



4. Hiking along a sloping upland hardwood forest during a site visit with DEP staff on the Green parcels.



5. *Quercus michauxii*, swamp chestnut oak, among other hardwood species including winged elm, magnolia, live oak, ironwood and bluestem palmetto in upland hardwood forest with seepages on the Green parcels.



6. *Asclepias tuberosa*, butterfly weed, on Carr Parcel.



7. *Habenaria quinquisetata*, longhorn false reinorchid, on neighboring Carr parcel. Numerous vegetative specimens also found on Green parcels.



8. State endangered *Matelea floridana*, Florida milkvine, growing in upland hardwood forest on Green Trust parcels.



9. *Arisaema triphyllum*, Jack-in-the-Pulpit, blooming among a large population growing along sloping upland hardwood forest surrounding a depression marsh on Green Trust parcels.



10. Eastern Diamondback Rattlesnake photographed on the Proctor Conservation Easement, a parcel embedded in the Green Trust/ Carr Tract



11. A sublime view of the tree canopy in upland hardwood forest on the Green Parcels.