

**Santa Fe River
Zinn
2/21/06**

Inspection Date: December 5, 2005
Parcel Numbers: 05319-001-001 (30 ac); 05319-001-000 (10.6 ac)
Size: 10 acres of a 40.6 acre property
S-T-R: 6-7-19
Buildings: 1
Just Value: \$97,100 or \$2,391.63/acre
Total Value: \$253,800 or \$6,251.23/acre
Project Score: 5.07 of 10
REPA Score: 8.96 of 9.44

Overall Description:

The 40.6-acre Zinn property lies within the Santa Fe River (SFR) Alachua County Forever (ACF) Project. It is located in northern Alachua County, north of the City of Alachua and one mile south of the Santa Fe River, on NW 278 Ave and NW 107 St (Map 1).

The Santa Fe River (SFR) project scored 8.96 of 9.44 on the Alachua County Forever Rapid Ecological Project Assessment (REPA), and is the highest scoring project to date. The Zinn property was not evaluated as part of the Alachua County Ecological Inventory Project (KBN Study). The property is located 0.9 miles from the Santa Fe River, and approximately 250 feet from the Outstanding Florida Waters of the Santa Fe River. The Zinn property is located near several public lands, including Suwannee River Water Management District's Santa Fe River Ranch conservation easement (0.5 miles away), Alachua County's Mill Creek Preserve (two miles away), and the City of Gainesville's property on the Santa Fe River (1.7 miles away).

The owner of the property, Mr. Zinn, is currently interested in a conservation easement on approximately six acres of his property along the eastern property line, designated as Area A on Map 2. In the future, he hopes to also work with Alachua County Forever on a conservation easement on approximately four acres of forested land in the northwest corner of his property (Area B on Map 2), and has requested both areas be evaluated. The remaining 30.6 acres of the Zinn property consists of improved pasture that is used for hay production, with less than one acre in native wildflower seed production, and the Zinn residence. The natural communities present on the Zinn property are in good to poor condition and consist of basin swamp, baygall, blackwater stream, upland mixed forest, and remnant sinkhole. The stream on the Zinn property forms a surface water connection to the Outstanding Florida Waters of the Santa Fe River. If acquired as a conservation easement, this property would be managed by the owner.

Natural Communities:

Baygall	Good
Basin Swamp	Good
Blackwater Stream	Good – Fair
Upland Mixed Forest	Fair – Poor
Remnant Sinkhole	Fair

Other:

Old Field

Improved Pasture

Low Impact Development

Key Species:

The Zinn property contains habitats that were deemed potentially significant for four animal species modeled by the Florida Fish and Wildlife Conservation Commission (FWC): bobcat, indigo snake, turkey, and northern yellow bat. Within two miles of the property there is an FNAI element occurrence for indigo snake. There are no eagle nests listed in the FWC eagle nest registry within one mile of the property.

Listed species observed on the site include southern lady fern, royal fern, and cinnamon fern.

Key Features:

The natural communities on the Zinn property range from good to poor condition, and consist of basin swamp, baygall, blackwater stream, upland mixed forest, and remnant sinkhole. Mr. Zinn is interested in a conservation easement on the forested areas of his property totaling approximately ten acres: six acres along the eastern property line (Area A on Map 2) and four acres in the northwest corner of the property (Area B on Map 2).

A blackwater stream flows along the eastern property line, and forms surface water connection to the Outstanding Florida Waters of the Santa Fe River. This stream is fed by a basin swamp in good condition located in the southeast corner of the property. Historical aerial photographs show that the basin swamp and stream corridor on the eastern property line have been continuously forested since 1938 (the earliest available aerial photograph), and that the surrounding land has been cleared since the 1957 aerial. Currently the land surrounding the stream corridor and basin swamp is in pasture (Map 2). The stream and basin swamp are along the eastern property line, and approximately half of the basin swamp and stream corridor fall on a neighboring property, owned by Albritton & Albritton (Map 2).

The natural communities found in the area near the Zinn residence in the northwest area of the property (Area B on Map 2) include a remnant sink hole, scattered patches of baygall, and upland mixed forest. The remnant sink hole has been dug out by the property owner, and replanted with cypress, river birch, and sweet bay magnolia. Historical aerial photographs show that some of the forested area near the Zinn residence was cleared in the mid 70's; these areas contain old field in various stages of succession to upland mixed forest.

Management:

If acquired as a conservation easement, this property would be managed by the owner. The main management concern is invasive exotic species; Japanese climbing fern and chinaberry were observed on the property by staff. Mr. Zinn has demonstrated his ability and desire to manage the forested areas of his property in a way that fits the goals of the ACF program. He clearly understands the threat of invasive exotics, and has been taking action to remove them from his property.

Recreation:

The owner is interested in a conservation easement, and as this is the owner's residence public access and recreation would not be likely.

Parcel Data:

Parcel	Acres	Just Value	Total Value
05319-001-001	30	\$75,000	\$231,700
05319-001-000	10.6	\$22,100	\$22,100

The total 2005 Alachua County Property Appraisers (ACPA) just or land value for the subject property is \$97,100 or \$2,391.63 per acre; the total value (just, building, and miscellaneous) is \$253,800 or \$6,521.23 an acre. There is one building listed on the ACPA database (the Zinn residence with a detached garage). The subject parcels lie in unincorporated Alachua County outside both the urban services line and the urban reserve. The County Future Land Use and Zoning are Agriculture, which allows a maximum of up to one unit per five acres. Currently, the supply of available land and housing meets or exceeds demand for single-family residential use in this area; however this area is starting to experience an increase in development pressure. Within approximately two miles of this site there are mostly agricultural lots and rural large-lot subdivisions.

The parcels of the subject property are currently in agricultural use. Based on the zoning and land use, the parcels have development potential for single-family detached (including manufactured or mobile home) residential use. The natural features (creek and approximately 3.25 acres of forested wetlands) would not likely cause a significant constraint on development potential for this property. Therefore, the parcels have the potential to be subdivided into as many as eight single-family lots. The subject parcels have indirect access to NW 107 Street.

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 Comprehensive Plan, which went into effect May 2005.

Other:

There is one Division of Historic Resources Florida Master Site File location within one mile of the Zinn property. Mr. Zinn informed staff that he has found many artifacts on his property, including an antler carved into a point, projectile points, and a hand axe.

Literature Cited:

KBN, a Golder Associates Company. 1996. Alachua County Ecological Inventory Project.

Prepared for Alachua County Department of Growth Management, Gainesville, Florida.

Santa Fe River - Zinn

Map 2



Legend

- Zinn
- ACF Projects
- Roads
- Parcels
- Potential Conservation Area

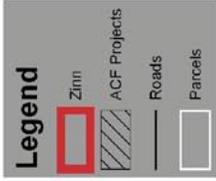


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Ownerships



0 0.25 0.5 1 Miles

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