

**Santa Fe River**  
**AP&E**  
**2/20/04**

**Inspection Date:** January 29, 2004  
**Parcel Numbers:** 16893-000-000  
**Size:** 233.5 acres  
**Buildings:** 0  
**Project Score:** 7.11

**Overall Description:**

The 233.5 acre AP&E property lies within the Santa Fe River Alachua County Forever (ACF) Project area. It is located 4 miles northwest of the City of Waldo in northern Alachua County at the intersection of CR 225 and 1475. The landowner is interested in a fee simple sale of the property.

The Santa Fe River project scored 8.96 of 9.44 on the Rapid Ecological Project Assessment (REPA), and is the highest scoring project to date. The AP&E property is within the number one ranked Santa Fe River project of the Alachua County Ecological Inventory (KBN Study), and is also on the Suwannee River Water Management District's Five year Florida Forever Plan.

The AP&E property lies in an area of the county where the Santa Fe River is not the northern county boundary. As a result, the river actually falls in Bradford County and the AP&E property does not have any river frontage. It does however still buffer the river and contains part of the floodplain and forest associated with the river. Additionally, there is a small unnamed creek running through the property that drains into the river, and some high quality mesic and wet flatwoods. Habitat quality ranges from good to excellent and the property provides good mast production and wildlife cover.

**Natural Communities:**

<u>Type</u>	<u>Quality</u>
Blackwater Stream	Good
Bottomland Forest	Good
Floodplain Swamp	Excellent
Dome Swamp	Excellent
Mesic Flatwoods	Very Good
Wet Flatwoods	Very Good
Scrubby Flatwoods (River Levee)	Very Good
Depression Marsh	Excellent

Other:

Old Field  
Ditch

**Key Species:**

Listed species on the property include gopher tortoise (active burrows not tortoises observed) and cinnamon fern. The Regional Biodiversity Hotspots data showed 5-6 focal species on the AP&E property and the FWC species models listed 9 species for the property.

The Florida Natural Areas Inventory lists one Element Occurrence for a timber rattlesnake on the property from 1993.

The site has good mast production and wildlife cover with wildlife trails and scat observed throughout the property.

### **Key Features:**

The acquisition of this site will help to protect the flood plain and associated forests of the Santa Fe River. The wetlands (bottomland forest, floodplain swamp, dome swamp and depression marsh) are in very good condition. Most of the old field could be returned to flatwoods via prescribed fire and possibly some revegetation.

One of the outstanding features of the site is the mosaic of flatwoods and wetlands south of CR 225. While the flatwoods would benefit greatly from regular prescribed burns, they are in very good condition with an uneven aged pine canopy and diverse ground cover. According to Mr. Mercer, the care taker for the property, the pines were logged in 1995. The site was not bedded and 12 to 14 pines per acre were left as seed trees. This appears to have been an excellent strategy for the health of the flatwoods.

The AP&E property is transversed by CR 225, CR1475 and a power line easement, see attached map. There is a small unnamed creek running south to north through the property. The southern portion of the creek was ditched and has a partial levee road running along the east side. Preservation of the property would enhance water quality in this creek before it enters the Santa Fe River. The forest around the creek was in good or better condition.

The only invasive plant observed was Chinese tallow near one of three old homestead sites.

### **Management:**

The property is in good condition over all. It will need to be monitored for invasive species, and the flatwoods will need to be burned on a regular basis. The old field area should be burned and if necessary revegetated with flatwoods understory species. Solid waste should be removed from the old homesteads prior to the acquisition of the property.

### **Recreation:**

If acquired the AP&E property will provide excellent opportunities for resource based recreation, including hiking and wildlife observation. It is easily accessible via CR 225 or 1475.

### **Parcel Data:**

The total 2004 Alachua County Property Appraisers (ACPA) just or land value for the subject property is \$249,900 or \$1,070.2 per acre. There are no buildings on the property. The future land use and zoning are both agriculture.

The parcel has development potential for single-family detached (including manufactured or mobile home) residential use, however, 30% of the overall project lies within the 100-year flood plain (FEMA). The natural features (stream and associated flood prone area, wetlands, slopes) appear to significantly constrain development potential for 1/3 of the project area. The project site has county road access from County Road (CR) 1475 and CR 225.

Currently, the supply of available land and housing meets or exceeds demand for single-family residential use, but this area is experiencing increasing development pressure. Within approx. two miles of this site there are numerous smaller residential parcels and rural large-lot subdivisions.

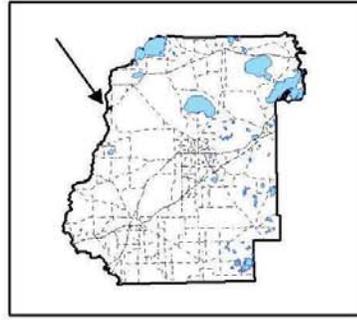
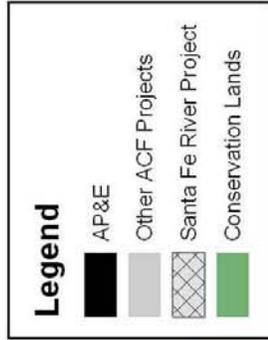
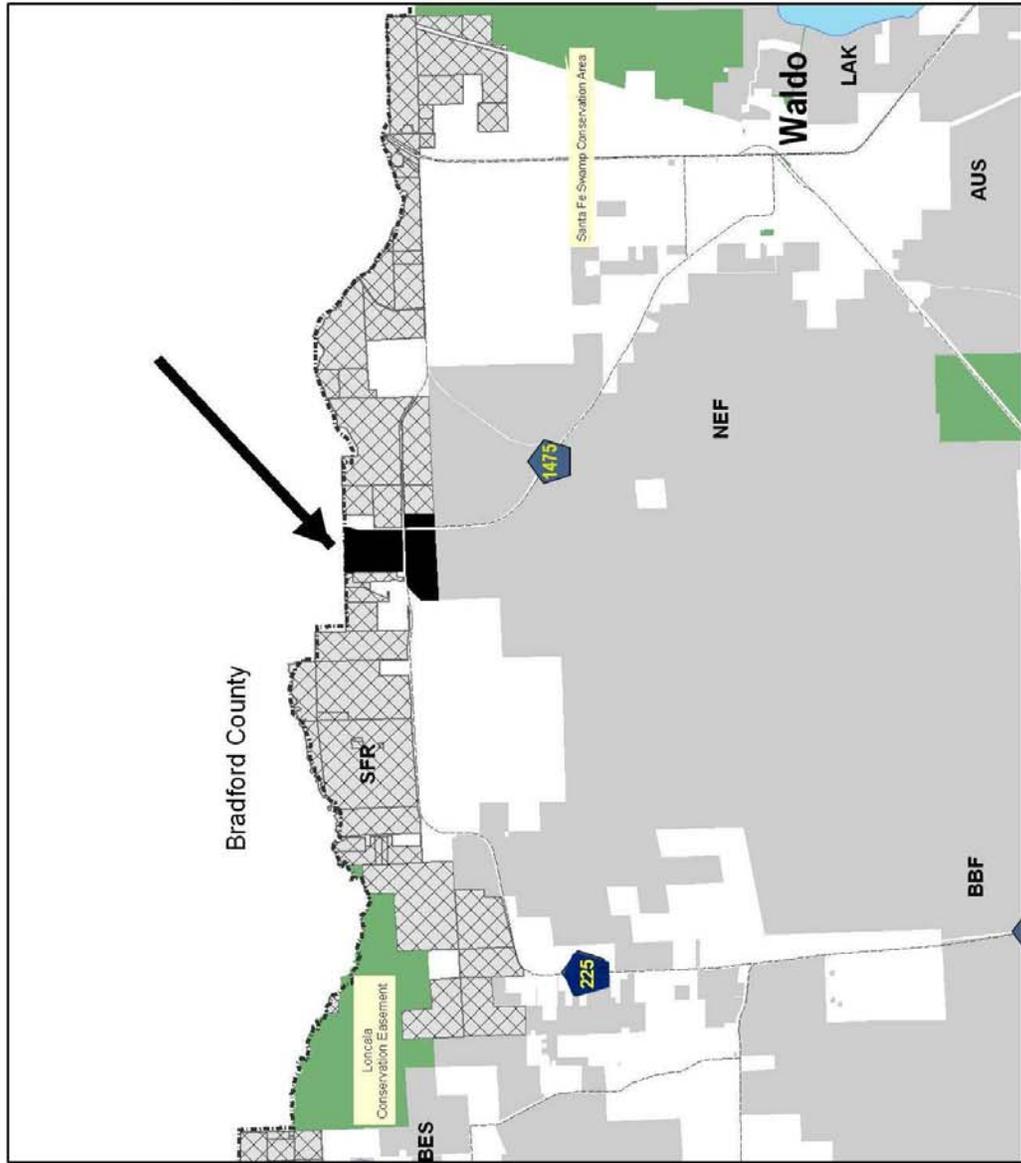
**Other:**

While there are no Florida Division of Historical Resources Master Site File listings for the subject property, staff did observe several old bottles and some cat faced trees (turpentine trees). Both Mr. Mercer and Mr. Lundgren, a near by land owner, have related that this area was owned by the Eddy family who ran a turpentine business. Therefore some early 1900's artifacts may be present.

<b>Santa Fe River - AP&amp;E</b>		<b>January 29, 2004</b>			
<b>CATEGORY</b>	<b>Criterion</b>	<b>WEIGHTING</b>	<b>Enter Criteria Value Based on Site Inspection</b>	<b>Average Criteria Score</b>	<b>Average Criteria Score Multiplied by Relative Importance</b>
<b>(I-1) PROTECTION OF WATER RESOURCES</b>	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;		4		
	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		
<b>(I-2) PROTECTION OF NATURAL COMMUNITIES AND LANDSCAPES</b>	A. Whether the property contains a diversity of natural communities;		3		
	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;		4		
	E. Whether the property is adjacent to properties that are in public ownership or have other environmental protections such as conservation easements;		2		
	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		
<b>(I-3) PROTECTION OF PLANT AND ANIMAL SPECIES</b>	A. Whether the property serves as documented or potential habitat for rare, threatened, or endangered species or species of special concern;		3		
	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;		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;		4		
	E. Whether the property offers high vegetation quality and species diversity;		4		
	F. Whether the property has low incidence of non-native invasive species.		5		
<b>(I-4) SOCIAL AND HUMAN VALUES</b>	A. Whether the property offers opportunities for compatible resource-based recreation, if appropriate;		5		
	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.		5		
<b>AVERAGE FOR ENVIRONMENTAL AND HUMAN VALUES</b>				3.5	
<b>RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE</b>		1.3333			4.7
<b>(II-1) MANAGEMENT ISSUES</b>	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);		4		
	B. Whether this management can be completed in a cost-effective manner.		5		
<b>(II-2) ECONOMIC AND ACQUISITION ISSUES</b>	A. Whether there is potential for purchasing the property with matching funds from municipal, state, federal, or private contributions;		5		
	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		
	D. Whether there is an opportunity to protect the environmental, social or other values of the property through an economically attractive less-than-fee mechanism such as a conservation easement.		1		
<b>AVERAGE FOR ACQUISITION AND MANAGEMENT VALUES</b>				3.7	
<b>RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE</b>		0.6667			2.4
<b>TOTAL SCORE</b>					7.11



# AP&E Property Santa Fe River



# AP&E Property Santa Fe River

