

**Lake Santa Fe
Winchester Jr. and Winchester
7/12/04**

Inspection Date: July 12, 2004
Parcel Numbers: 17504-000-000
Size: 40 acres
S-T-R: 24-8-21
Buildings: 0
Just Value: \$12,000 or \$300 an acre
Project Score: 6.78 of 10.0

Overall Description:

The 40-acre Winchester Jr. and Winchester property lies within the Lake Santa Fe Alachua County Forever (ACF) Project area. It is located off of US 301 and NE 129th Place on the western shore of Lake Alto just south of the City of Waldo.

The Lake Santa Fe project scored 6.87 of 9.44 on the Rapid Ecological Project Assessment (REPA), and is the 18th ranked project to date. The Winchester property is within the 31st ranked Lake Alto Swamp project in the Alachua County Ecological Inventory Project (KBN Study) and is noted as slightly below average. The KBN Study gives the following description of the project "This site surrounds Lake Alto like an irregular horse shoe. It contains some uplands that are mostly mesic flatwoods, and it contains many wetlands which are mostly bog and basin swamp. It contains the southern part of Lake Alto Swamp (the part not owned by the Suwannee River Water Management District) providing the connection between the Lake and the District owned swamp land. It also contains the high quality and well managed pine flatwoods within the non-profit Longleaf Ecology and Forestry Society lands (LEAFS tract)."

The project is within the Florida Forever Lake Santa Fe project which was placed on the State's A-list as a full fee acquisition in December 2003. The project was developed by the Nature Conservancy and championed by the Lake Santa Fe Lake Dwellers Association. The project is not on the Suwannee River Water Management District's Five-year Florida Forever Plan.

The entire Winchester property is comprised of wetlands. Approximately ten acres of the property was disturbed by the creation of borrow pits that the landowner said was excavated for the construction of US 301. These borrow pits are now functioning as aquatic habitats and provide good habitat for aquatic species, waterfowl and wading birds.

Much of the property was logged between 1996 and 2001 as depicted on aerial photographs, but is recovering well. Invasive plants were not encountered during the field visit.

The property is located approximately 1500 feet from the western shore of Lake Alto and is surrounded primarily by natural areas with the exception of some residences near the lake.

The property is part of the Lake Santa Fe - Lake Alto Blueway, a conceptual canoe and kayak trail through the Waldo Canal into Lake Alto, then through the Lake Santa Fe Canal and ending in Lake Santa Fe. If realized this natural and historical blueway would provide a unique recreational experience for area visitors.

Natural Communities:

<u>Type</u>	<u>Quality</u>
Bog	Good

Wet Flatwoods	Good
Basin Swamp	Good
Other:	
Borrow Pits	

Key Species:

There are no Florida Natural Areas Inventory Element Occurrences listings for the subject property. However the wetland areas provide excellent habitat for waterfowl and wading birds. Additionally, staff noted hooded pitcher plants under the powerline on the south side of the property.

Key Features:

The property is located near Lake Alto directly adjacent to the Khan Dinh property which was placed in the Priority Pool in June 2004. Acquisition of this property would increase the protection of wetlands in the proximity of Lake Alto, although the property itself is not directly on the lake. Lake Alto is a swamp lake surrounded by lake shore swamp and basin swamp. It is “sitting on top of a thick and impermeable Hawthorn Formation, which maintains the perched waters of the Lake and adjacent swamps and bogs... The water flows into Lake Alto from adjacent areas and then to the north through Lake Alto Swamp into the Santa Fe River” (KBN Study 1996).

The basin swamp was logged sometime between 1996 and 2001 as depicted on aerial photographs. There are several old logging roads on the property. Species in this habitat include loblolly bay, slash pine, pond cypress, red maple, sweet bay, gallberry, fetterbush, Virginia chain fern, globe sedge, broomsedge and red root. This habitat is regenerating naturally.

A portion of the site is regenerating wet flatwoods with species that include red root, tupelo, slash pine, primrose willow, sawgrass, sweet bay, wax myrtle, *Juncus* spp. and lizard’s tail.

The borrow pits are now functioning as a small prairie lake with standing water and species that include maidencane, *Hypericum* spp., spikerush, lemon bacopa, waterlily, and pickerelweed. The margins of the borrow pits are shrubby with loblolly bay, buttonbush and wax myrtle. While these areas are man-made, they are fairly diverse and provide good wildlife habitat.

A small berm on the southern part of the property is dominated by planted cedars. Other species include beauty berry, black cherry, sugarberry, and wax myrtle.

A powerline easement runs along the southern boundary of the property. In addition a filled road/berm, possibly an old logging road, bisects the borrow pit.

Management:

In spite of the logging and the creation of borrow pits the property is in reasonably good condition. The logged basin swamp should recover in time on its own. Native regeneration is already occurring in this area and over time the logging ruts will disappear. The borrow pits have good diversity and provide habitat for wildlife; restoration is not necessary and may actually be detrimental. The small berm could be restored if necessary. Active management on the remainder of the site will primarily include monitoring of invasive species and prescribed burning in the wet flatwoods.

Recreation:

The Winchester property is part of the Lake Santa Fe - Lake Alto Blueway, a conceptual canoe and kayak trail through the Waldo Canal into Lake Alto, through the Lake Santa Fe Canal, and ending in Lake Santa Fe. If realized this natural and historical blueway would provide a unique nature based recreational experience for area visitors.

Recreation potential on the Winchester property is limited by the wet nature of the site, its relative small size and the lack of public road access. Additionally the property is not located on Lake Alto and will not directly contribute to the scenic vista of the Blueway. The logging roads on the property may function as trails and recreational opportunities may be developed in conjunction with the adjacent Kahn Dinh property if acquired.

Parcel Data:

<u>Parcel</u>	<u>Acreage</u>	<u>Just</u>
17504-000-000	40	\$12,000

The total 2004 Alachua County Property Appraisers (ACPA) just or land value for the subject property is \$12,000 or \$300 an acre. These figures are for comparative purposes between nominated properties, and are not necessarily an accurate reflection of the true cost of the property if acquired by the ACF program. There are no buildings on the property.

Currently, this area is experiencing increasing development pressure associated with the city of Waldo. Within approximately one mile of this site there are numerous smaller residential parcels and rural large-lot subdivisions. The parcel itself has limited development potential for single-family detached (including manufactured or mobile home) residential use because the entire parcel lies within the 100-year flood plain (FEMA) and contains wetlands. The natural features (borrow pits, forested wetlands, and associated flood prone area) appear to significantly constrain development potential for the property. The project site is located approximately 400 feet from SR 301. There is no public road access to the site. The site has a future land use and zoning of Rural/Agriculture. This development review is based on a limited desk-top review and relates only to the current regulations (1991 Comp Plan and LDRs).

Other:

There are no Florida Division of Historical Resources Master Site File listings for the Winchester property.

Literature Cited:

KBN, a Golder Associates Company. 1996. Alachua County Ecological Inventory Project. Prepared for Alachua County Department of Growth Management, Gainesville, Florida.

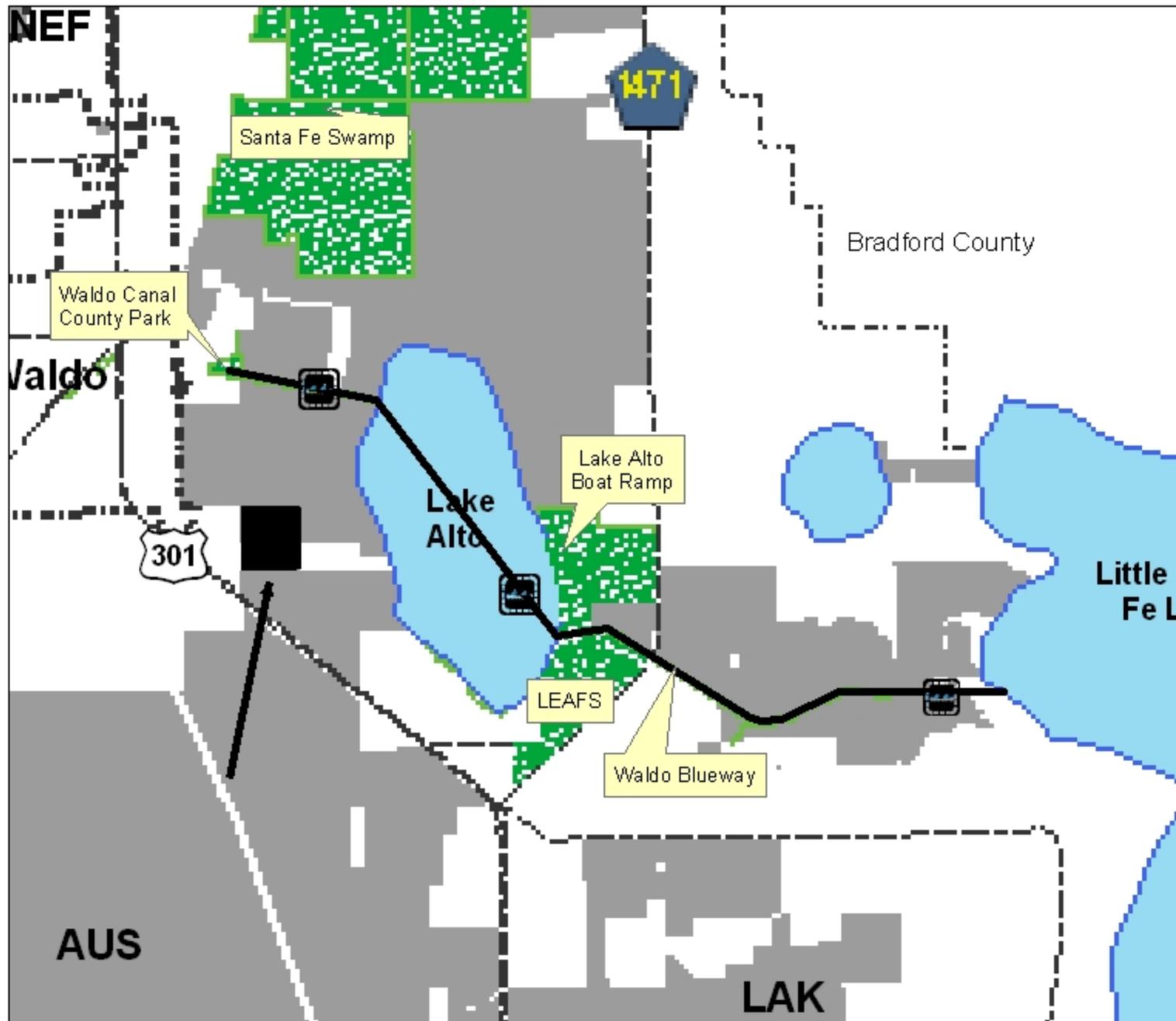
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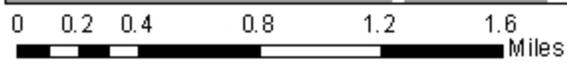
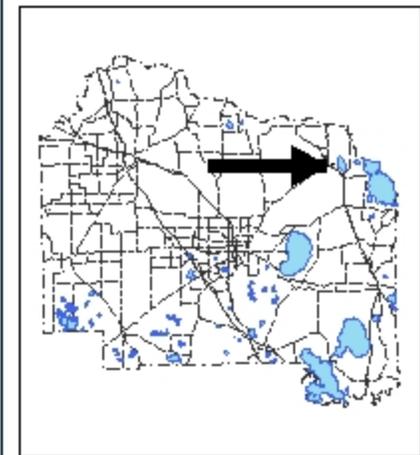
CATEGORY	Criterion	WEIGHTING	Enter Criteria Value Based on Site Inspection	Average Criteria Score	Average Criteria Score Multiplied by Relative Importance
(I-1) PROTECTION OF WATER RESOURCES	A. Whether the property has geologic/hydrologic conditions that would easily enable contamination of vulnerable aquifers that have value as drinking water sources;		2		
	B. Whether the property serves an important groundwater recharge function;		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;		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;		3		
	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;		3		
	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		
(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;		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;		3		
	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		
(I-4) SOCIAL AND HUMAN VALUES	A. Whether the property offers opportunities for compatible resource-based recreation, if appropriate;		3		
	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		
	AVERAGE FOR ENVIRONMENTAL AND HUMAN VALUES			3.3	
	RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE	1.3333			4.3
(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);		4		
	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;		5		
	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		
	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		
	AVERAGE FOR ACQUISITION AND MANAGEMENT VALUES			3.7	
	RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE	0.6667			2.4
	TOTAL SCORE				6.78

Winchester-Map 1

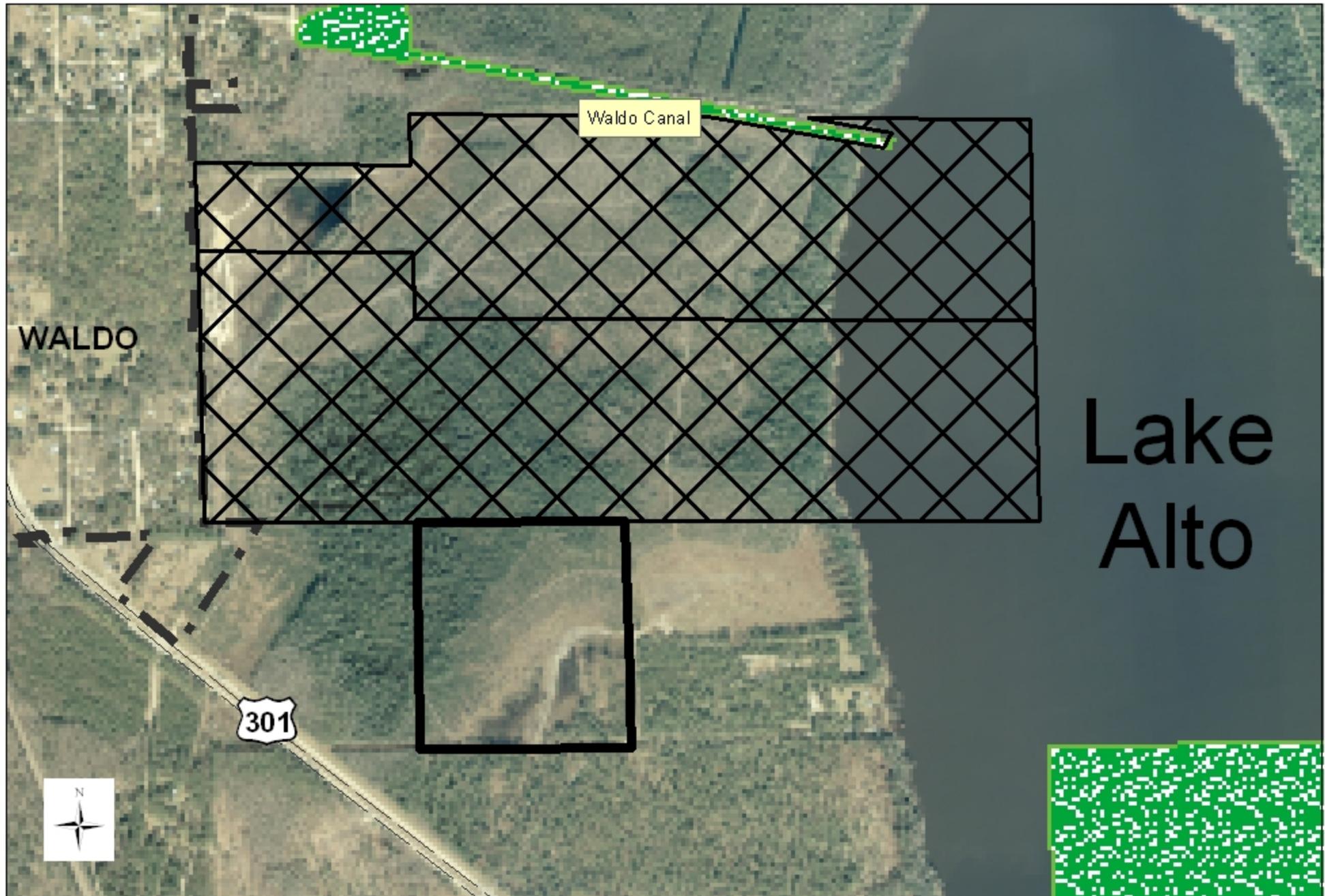
Lake Santa Fe



Sections 24
Township 8
Range 21



Winchester- Map 2 Lake Santa Fe



0 0.25 0.5 Miles

- Winchester
- Conservation Lands
- Waldo Boundaries
- Kahn Dinh