# Lake Santa Fe
# Khanh Dinh-Addition Properties
# 11/11/04

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| **Inspection Date:** | June 11, 2004 |
| **Parcel Numbers:** | 17302-003-000 (3.51 ac), 17302-004-000 (4.13 ac), 17501-001-000 (4.34 ac) |
| **Size:** | 11.98 acres |
| **S-T-R:** | 23-8-21, 24-8-21 |
| **Buildings:** | 0 |
| **Just Value:** | $25,900 or $2,161.94/ac |
| **Project Score:** | 6.56 of 10 |

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**Overall Description**:

The 11.98-acre Dinh addition properties lie within the Lake Santa Fe Alachua County Forever (ACF) Project area. They are an addition to the 314-acre Dinh property that was placed on the Active Acquisition List in August 2004. These three small properties are being evaluated by a request from the landowner. The properties have recently been annexed into the City of Waldo. They are located on SR 301 and abut the 314-acre Dinh property on its southwest corner.

The Lake Santa Fe project scored 6.87 of 9.44 on the Rapid Ecological Project Assessment (REPA), and is the 19th ranked project to date. The Dinh 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 just outside the Florida Forever Lake Santa Fe project which was placed on the State's A-list as a full fee acquisition in December 2003.

Despite their small size, these three Dinh properties contain high quality upland and wetland communities. Their acquisition would increase the acreage of high quality habitats near Lake Alto and would provide additional access to the Dinh property already on the Active Acquisition List.

According to the aerial photographs of the properties, they were likely logged between 1996 and 2000, but are recovering well. No invasive plants were seen during the staff site visit.

The northern 314-acre Dinh property is already on the Active Acquisition List and is located immediately south of the Waldo Canal County Park. If acquired it would provide excellent opportunities for nature-based recreation. Additional recreational opportunities include the Waldo-Melrose 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:**

| Type | Quality |
|---|---|
| Basin Swamp | Good |
| Wet Flatwoods | Good |
| Mesic Flatwoods | Good |
| Depression Marsh | Good |

**Key Species:**

There are no Florida Natural Areas Inventory Element Occurrence listings for the subject property. Listed species observed by ACF staff include royal fern and cinnamon fern. Staff also noted deer tracks.

**Key Features:**

These three parcels are located near Lake Alto directly adjacent to the Dinh property which was placed on the Active Acquisition List in August of 2004. Acquisition would increase the protection of wetlands in the proximity of Lake Alto, although the parcels are 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).

Much of the property was logged sometime between 1996 and 2000 but is regenerating naturally and has high groundcover diversity.

Closest to the road is an area of mesic flatwoods. Most of the pines were harvested and only scattered loblolly (*Pinus taeda*) and slash (*Pinus elliottii*) pines remain. Other overstory plants include sweetgum (*Liquidambar styraciflua*), water oak (*Quercus nigra*) and laurel oak (*Quercus laurifolia*). The understory is comprised of gallberry (*Ilex glabra*), saw palmetto (*Serenoa repens*), *Andropogon* spp., fetterbush (*Lyonia lucida*), shiny blueberry (*Vaccinum myrsinites*), rusty lyonia (*Lyonia fruticosa*), dwarf huckleberry (*Gaylussacia dumosa*), and slimleaf pawpaw (*Asimina angustifolia*).

The drier mesic flatwoods grade into wet flatwoods. The overstory here has also been harvested, however the understory diversity is high despite this. Species observed in this habitat include grapevine (*Vitis* spp.), wax myrtle (*Myrica cerifera*), red maple (*Acer rubrum*), blackberry (*Rubus argutus*), winged sumac (*Rhus copallinum*), red bay (*Persea palustris*), royal fern (*Osmunda regalis*), red root (*Lachnanthes caroliana*), netted chain fern (*Woodwardia areolata)*, saltbush (*Baccharis* spp.), St. John's wort (*Hypericum* spp.), smallfruit beggarticks (*Bidens mitis*), bogbutton (*Lachnocaulon* spp.), Elliot's aster (*Symphyotrichum elliottii*), swamp rose (*Rosa palustris*), and pipewort (*Eriocaulon* spp.).

Typical vegetation in the basin swamp includes loblolly bay (*Gordonia lasianthus*), red bay, red maple, royal fern, fetterbush, wax myrtle, pond cypress (*Taxodium ascendens*) and dahoon holly (*Ilex cassine*).

A small depression marsh contains an array of wetland grasses, rushes, and sedges including *Aristida* spp., *Eleocharis* spp, *Xyris* spp, and *Panicum* spp.

**Management:**

In spite of past logging and other activities on the site, the property is in reasonably good condition. The logged basin swamp and flatwoods should recover in time their own. Native regeneration is already occurring in these areas. The wet and mesic flatwoods need prescribed burning to flourish. Prescribed burning should be possible in this area. Invasive plants were not seen during the site visit, but the area should be monitored.

A series of off road vehicle trails were observed on the property. In addition, a hunting station with a feeder was observed. Action should be taken to discourage unauthorized uses on the property.

**Recreation:**

The property is located immediately southwest of the Dinh property that has already been placed on the Active Acquisition List. This property is immediately south of the Waldo Canal County Park. If acquired it would provide excellent opportunities for nature-based recreation with the access and parking at the Waldo Canal County Park. The three smaller Dinh properties would provide an additional access point to this area directly off of a major public road (SR 301). It also provides scenic value and recreational opportunities in its own right such as hiking and nature study.

**Parcel Data:**

| Parcel # | Acreage | Owner | Just Value |
|---|---|---|---|
| 17302-003-000 | 3.51 | Dinh | $14,000 |
| 17302-004-000 | 4.13 | Dinh | $10,600 |
| 17501-001-000 | 4.34 | Dinh | $1,300 |

The total 2004 Alachua County Property Appraisers (ACPA) just or land value for the subject property is $25,900 or $2,161.94 per acre. The total value is the same as just because there are not any buildings or improvements on the property. 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.

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 subject parcels front on a major public road, SR 301. They have recently been annexed into the City of Waldo; however, until their land use designations are changed, the parcels fall under the county zoning and land use regulations. As legal lots, each may have development rights for a single-family detached (including manufactured or mobile home) residential unit; however, the eastern most parcel consists of all wetlands and flood plain and has very little buildable area, the central parcel contains approximately 70% wetlands and/or 100-year flood plain (FEMA), and the western most parcel only contains a very small area of wetlands and flood plain. Even though these parcels are each less than five acres, it may be possible to place a residential unit on each parcel and the remaining area could have additional impacts from agricultural and silvicultural activities. Portions of these parcels are in a Strategic Ecosystem, known as Lake Alto Swamp, which may restrict development to the least sensitive areas of the parcels based on policies in the updated 2002 Comprehensive Plan. All three parcels have direct access to SR 301. This development review is based on a limited desk-top review and relates to the current regulations (1991 Comp Plan and LDR) as well as policies in the new updated 2002 Comp plan, which is expected to take effect in January or February, 2005.

**Other:**

There are no Florida Division of Historical Resources Master Site File listings for the subject properties.

**Literature Citations:**

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