

**Santa Fe River
Osceola Land & Timber
2/24/2009**

Project Score:	8.20 of 10.00	Natural Communities:	
Inspection Date:	February 5, 2009	Mesic Flatwoods	Fair
Size:	Surveyed +/-464ac, ACPA 491.5ac	Basin Swamp	Good
Parcel Numbers:	05294-000-000 491.5ac	River Levee	Excellent
S-T-R:	31-6-19	Floodplain Swamp	Excellent
Buildings:	0	Floodplain Forest	Excellent
Just Value:	\$1,727,400 or \$3515	Baygall	Good
Asking Price:	\$2,570,000 or \$5,550/ac	Bottomland Forest	Fair
		Blackwater Stream	Good
		Spring-Fed River	Excellent
		Other:	

REPA Score: 8.96 of 9.44
KBN Score: Ranked number 1 of 47 projects Santa Fe River Project
Outstanding Florida Waters: ~185 acres within the Santa Fe River OFW
Acquisition Programs/Partners: SRWMD 2008 Florida Forever Work Plan

Overall Description:

The property is located ~1.5 miles southwest of Worthington Springs on the Santa Fe River. According to the Alachua County Property Appraiser it is 491.5 acres in size, although a recent survey of the property revealed the acreage to be ~464 acres. It lies immediately east of the Suwannee River Water Management District's (SRWMD) 737 acre Santa Fe River Ranch property and would add 1.4 miles of River frontage to the 4.45 miles already protected through the River Ranch property. Other surrounding parcels are mostly rural agriculture in nature.

A fairly wide (+/-50feet) stretch of the Santa Fe River forms the northern boundary of the property. There is a well developed river levee running along the River with floodplain forest and floodplain swamp to the south. These high quality natural communities are in excellent condition. The basin swamp, baygall and blackwater stream are in good condition; however the bottom land forest surrounding the blackwater stream has been impacted by logging activities and is very narrow in places.

The mesic flatwoods are in fair condition but have high restoration potential. They are bedded in some areas, but not in the majority of areas observed during the site visit. While the native ground cover diversity is good across the flatwoods, the overall abundance of individuals is low. In 2006 the owners chipped the smaller hardwoods and thinned the pines. These activities significantly opened-up the canopy, reduced the fuel load and widened the feasible window for prescribed burning, thus making prescribed burning (the primary management tool) much easier to accomplish.

No invasive exotic plants were observed on the property during the site visit; however hog sign and multiple piglets were sighted in several places.

SRWMD would manage the site as part of the Santa Fe River Ranch Property to preserve wetlands and natural floodplain function and to improve the quality of the forested landscape. The recreation potential of the site is very high due to its location adjacent to the SRWMD's Santa Fe River Ranch Property.

There are currently two leases on the property; a hunt lease that will be terminated by the current owner prior to acquisition of the property, and a 50 year lease for ½ interest in all oil, gas and mineable minerals on 40 acres of the property that expires in 8 years.

The property lies entirely within the Santa Fe River Strategic Ecosystem and is composed of one parcel with Future land use and zoning designations of Rural/Agriculture and Agricultural, respectively. Gross density allowed in these classifications is one single family detached unit per five acres (1 unit/5ac). Current access is via NW 290th Avenue, a privately maintained, unpaved road that connects to SR 121 approximately 0.95 miles east of the property.

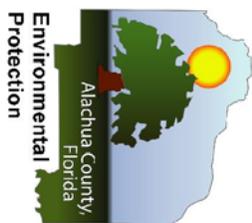
Based on current access conditions, a maximum of six lots of at least five acres each could be created on the parcel. All wetlands, required wetland buffers, and up to 50% of uplands would be protected in perpetuity via a conservation easement and could not be included within lot boundaries. All lots would need to have sufficient buildable area outside of 100-year flood zones. Wetland buffers, non-wetland flood zones, and Preservation Buffer Overlay areas would count toward upland conservation. As a result, the six lots would be located on approximately 139 upland acres (491.5 total acres - 213 wetland acres = 278.5 upland acres; $278.5 \times .50 = 139.25$). Final configuration of the preserved area would be based on evaluation of several factors, including contiguity with adjacent conservation/preservation/wildlife management area lands.

If the owner/developer paved to County standards all internal subdivision roads, and provided paved access to SR 121, the maximum development scenario for the property might be as a Rural/Agriculture Clustered Subdivision. The same wetland and upland protections would apply. However, as many as 135 lots might be created on the 139 acres of developable uplands ($491.5 \text{ total acres} / 5 \text{ units per acre} = 98 \text{ units}$; $98 \text{ units} + 2 \text{ units [cluster bonus]} = 100 \text{ units}$; $100 \text{ units} + 35 \text{ units transferred from the 352-acre conservation area [} 491.5 - 139.25 = 352.25 \text{]} @ 1 \text{ unit per 10 acres} = 135 \text{ units}$).

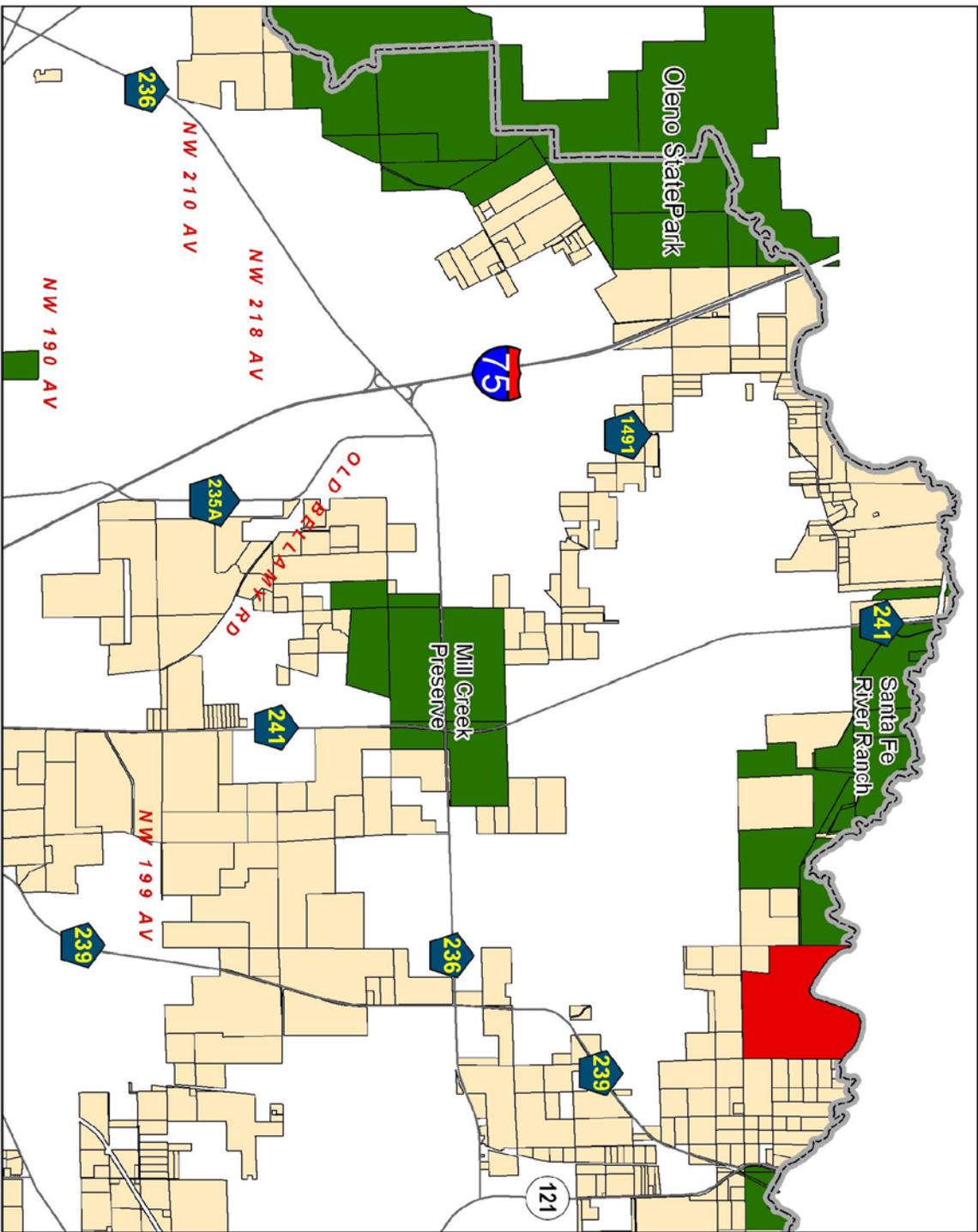
This development analysis is based on a limited desk-top review and is founded upon current Land Development Regulations and Comprehensive Plan policies.

Santa Fe River-Osceola Land & Timber

Location Map 1



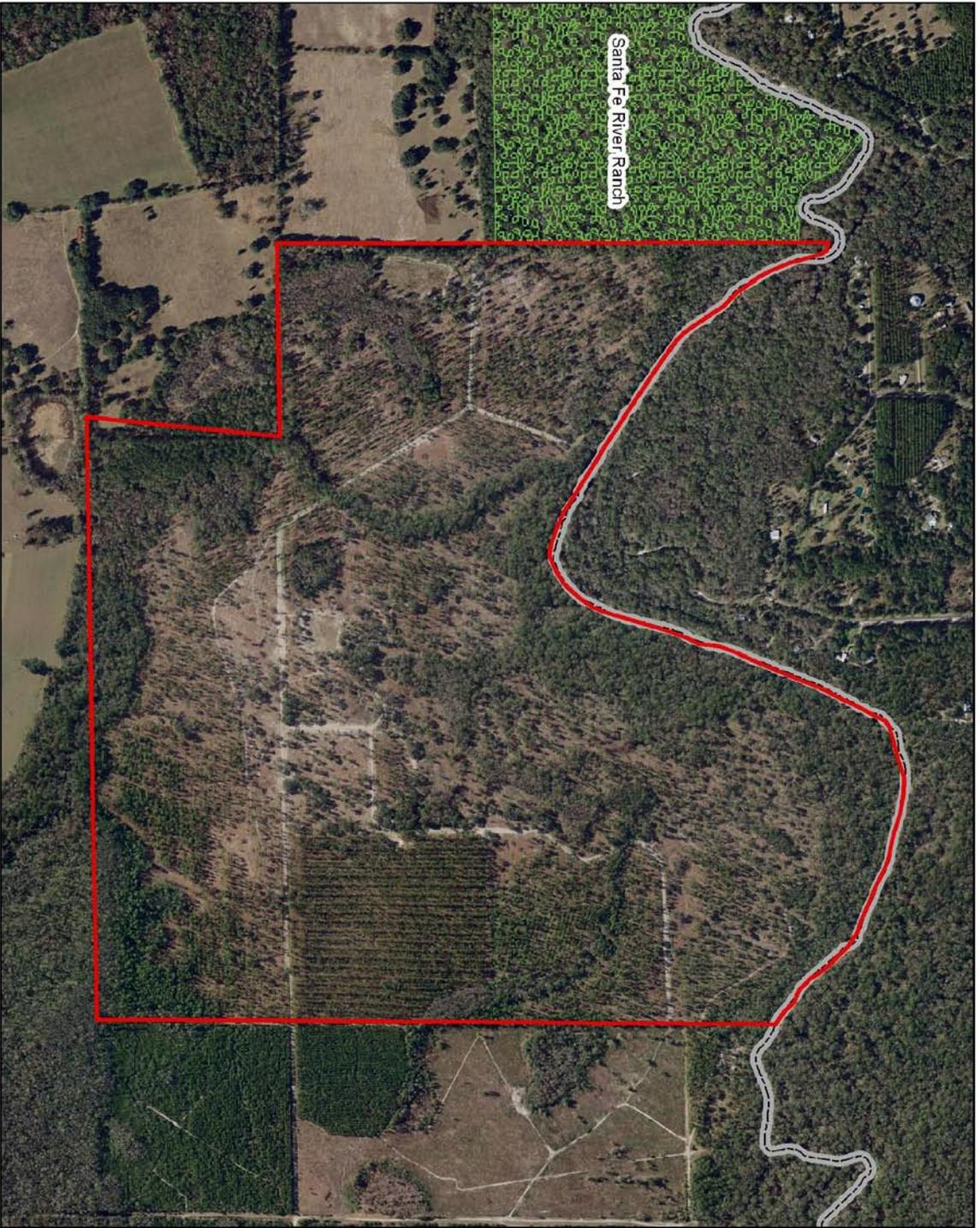
- Legend**
- Osceola Land & Timber
 - ACF Projects
 - Conservation Lands
 - County Boundary



DISCLAIMER: This map and the spatial data it contains are made available as a public service, to be used for reference purposes only. The Alachua County Environmental Protection Department provides this information AS IS without warranty of any kind. The quality of the data is dependent on the various sources from which each data layer is obtained.

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Aerial Map 2



Legend

-  Osceola Land & Timber
-  Conservation Lands
-  County Boundary



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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;		4		
	B. Whether the property serves an important groundwater recharge function;		3		
	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		
	A. Whether the property contains a diversity of natural communities;		4		
(I-2) PROTECTION OF NATURAL COMMUNITIES AND LANDSCAPES	B. Whether the natural communities present on the property are rare;		5		
	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;		4		
	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		
	A. Whether the property serves as documented or potential habitat for rare, threatened, or endangered species or species of special concern;		4		
	B. Whether the property serves as documented or potential habitat for species with large home ranges;		4		
	(I-3) PROTECTION OF PLANT AND ANIMAL SPECIES	C. Whether the property contains plants or animals that are endemic or near-endemic to Florida or Alachua County;		5	
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;			3		
F. Whether the property has low incidence of non-native invasive species.			5		
A. Whether the property offers opportunities for compatible resource-based recreation, if appropriate;			5		
(I-4) SOCIAL AND HUMAN VALUES	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			4.05	
	RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE	1.3333			5.40
	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-1) MANAGEMENT ISSUES	A. Whether there is potential for purchasing the property with matching funds from municipal, state, federal, or private contributions;		4		
	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		4		
	AVERAGE FOR ACQUISITION AND MANAGEMENT VALUES			4.20	
	RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE	0.6667			2.80
(II-2) ECONOMIC AND ACQUISITION ISSUES					
	TOTAL SCORE				8.20