

**Lake Santa Fe  
Padgett  
03/22/2018**

<b>Project Score:</b>	6.73 of 10.00		<b>Natural Communities</b>	<b>Condition</b>
<b>Size:</b>	317 acres		Basin Swamp	Excellent
<b>Parcel Numbers:</b>	16994-000-000		Mesic Flatwoods	Good-Poor
	16994-005-000		Wet Flatwoods	Good-Fair
	17061-000-000		Dome Swamp	Excellent-Good
	17485-001-000		Clastic Upland Lake	Excellent
	17487-000-000		<b>Other:</b> Home Site	
	17487-001-027		<b>Eagle Nests</b>	1 within 250 feet
<b>S-T-R:</b>	Portions of: 13, 14, 24-8S-21E		<b>Historic Sites</b>	Adjacent to Laurel Grove Cemetery, Lake Alto Canal
<b>Buildings:</b>	1		<b>Strategic Ecosystem</b>	232 acres
<b>Land Just Value:</b>	\$322,600	\$1,017.67/ac		
<b>Total Just Value:</b>	\$360,000	\$1,135.65/ac		
<b>Land+Bldg+Misc</b>				

**REPA Score:** 6.87 of 9.44  
**KBN Score:** Ranked 17 of 47 projects

**Overall Description:**

The 317 acre Padgett Tract is located on the northwest shore of Lake Alto. The property has approximately 1,500 feet of frontage on Lake Alto, and contains most of the north and south banks of the Waldo Canal. It is adjacent to the Suwannee River Water Management District's Santa Fe Swamp Conservation Area, Alachua County's Lake Alto Preserve, and the City of Waldo's Boat Ramp Park. The property contains approximately 300 acres of wetlands, of which 232 acres are designated by Alachua County as strategic ecosystem.

Along the lake and canal, basin swamp is the dominant natural community. The basin swamp contains an overstory of pond cypress and swamp tupelo, with red maple, dahoon holly, loblolly bay, swamp bay, and slash pine also present. On slightly higher ground, the property is a mixture of wet and mesic flatwoods. Slash pine is the predominant overstory tree in the flatwoods, with longleaf pine and loblolly pine also present. The midstory is mixture of hardwoods and shrubs, predominantly red maple, loblolly bay, fetterbush, wax myrtle, blueberry, and gallberry. In more mesic areas, saw palmetto is also present. The groundcover is predominantly a thick layer of duff and pine litter due to the absence of fire. Broomsedge, chalky bluestem, and sundews were observed in the mowed road, while pitcher plants were observed near a dug pond. A number of distinct dome swamps dominated by pond cypress are spread within the flatwoods. The dome swamps also suffer from fire suppression with the ecotones being invaded by hardwoods and shrubs.

A number of manmade features are present on the property. The southwest parcel on the property contains a home and associated home site. This area appears to have originally been mesic flatwoods and upland mixed woodlands. The area is now a mixture of mowed lawn and successional hardwood forest dominated by young water oak that also contains remnant species such as flowering dogwood, southern magnolia, pignut hickory, and fringetree. To the west of the tract is a large ditch associated with a railroad right of way. This large ditch likely affects the

hydroperiod of the wetlands on the western side of the property. Approximately .25 miles of road are included within the tract, while an additional 0.75 miles of road separate the parcel. A canal approximately 0.3 miles long was dug in the southeast quadrant of the tract. This canal stops just short of connecting to the Waldo Canal.

Exotic species on the property appear to be limited to the area around the homesite. Coral ardisia, camphor, and Japanese climbing fern were observed during the site visit. Camphor was the species most frequently encountered, but populations of all of the exotics are minimal.

Active and abandoned gopher tortoise burrows were observed on the property around the home site.

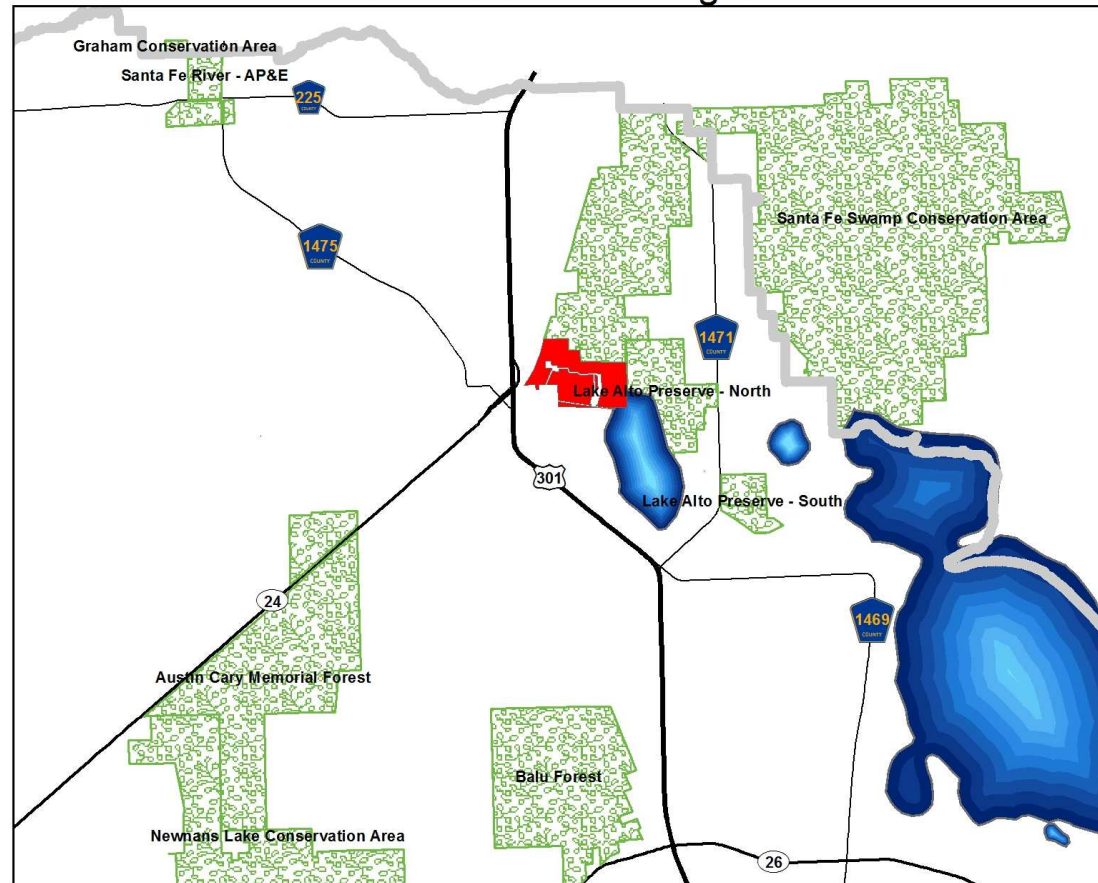
#### *Development Analysis*

The project area consists of contiguous parcels that have a land use designation of Rural Agriculture and are zoned agriculture. This land use and zoning allows for a maximum density of one unit per five acres. However, approximately 304 acres of the 317 acre site (96%) are wetlands and floodplains, based on the best available GIS wetland layer information. If the wetland layers are relatively accurate, that leaves approximately 13 acres of developable uplands for the entire project area. Through clustering it may be possible to have a few homes built on the property, but more than 3 homes would require new access to a paved road.

Padgett		March 22, 2018			
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		4		
	D. Whether the property serves an important flood management function.		4		
(I-2) PROTECTION OF NATURAL COMMUNITIES AND LANDSCAPES	A. Whether the property contains a diversity of natural communities;		3		
	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;		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		1		
	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;		4		
	B. Whether the property serves as documented or potential habitat for species with large		4		
	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.		3		
(I-4) SOCIAL AND HUMAN VALUES	A. Whether the property offers opportunities for compatible resource-based recreation, if		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		5		
	AVERAGE FOR ENVIRONMENTAL AND HUMAN VALUES			3.55	
	RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE	1.33			4.73
(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-		4		
	B. Whether this management can be completed in a cost-effective manner.		4		
(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;		1		
	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		2		
	AVERAGE FOR ACQUISITION AND MANAGEMENT VALUES			3.00	
	RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE	0.67			2.00
	TOTAL SCORE				6.73

# Lake Santa Fe - Padgett

Map 1



## Legend

- Padgett
- County Boundary
- Lakes
- FNAI - Managed Areas



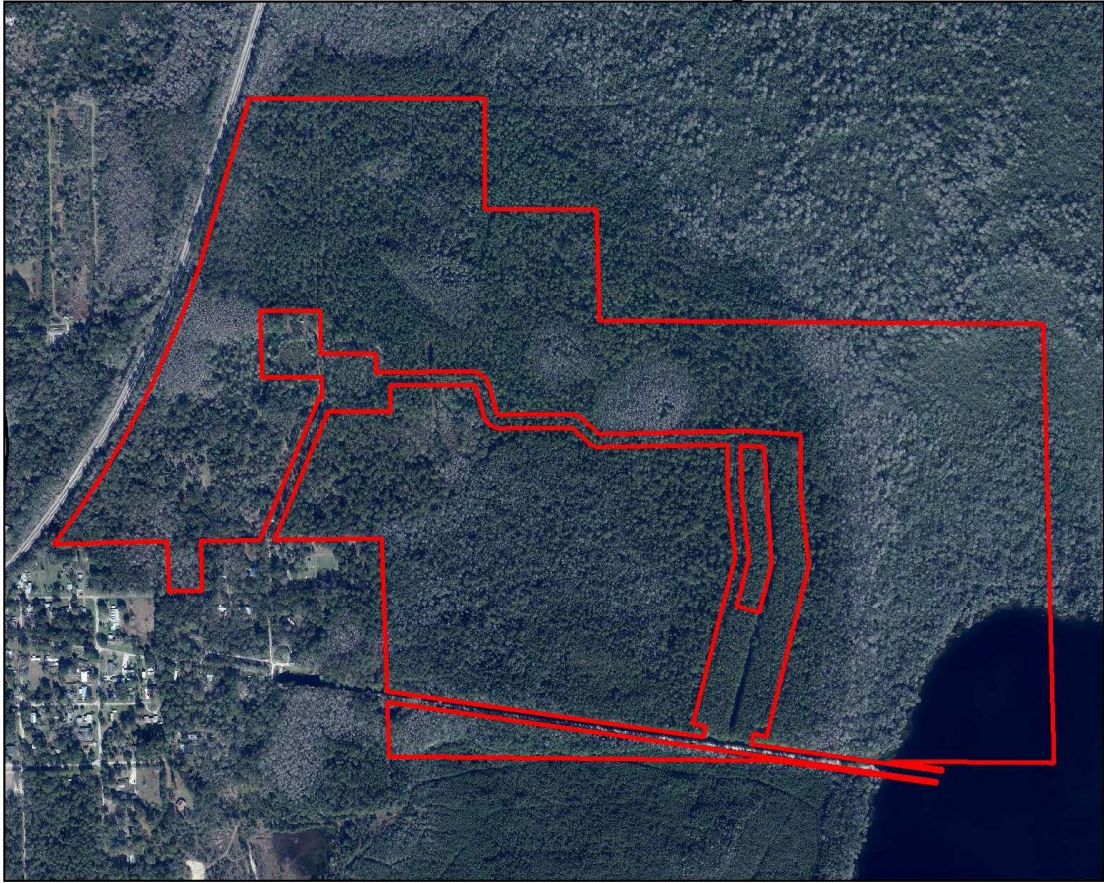
0 0.5 1 2 3 4 5 Miles

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.




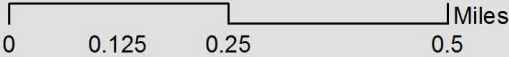
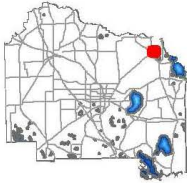
Lake Santa Fe - Padgett

Map 2



Legend

 Padgett Boudary



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.