

**Santa Fe River
Lundgren Family
2/3/04**

Inspection Date: January 30, 2004
Parcel Numbers: 16889-001-000 214.08 acres Lundgren
16885-000-000 50 acres Lundgren, Lee, McCrery & Schanuth
Size: 264 acres
Buildings: Recent buildings constructed, not yet represented in Property Appraisers Database. Home site consists of three buildings: the home, office/garage, and guesthouse.
Project Score: 7.67 of 10.00

Overall Description:

The 264 acre Lundgren family property lies within the Santa Fe River Alachua County Forever (ACF) project. It is comprised of two tax parcels, both of which are owned by the Lundgren family. It is located off of CR 225, approximately five miles northeast of Waldo. The landowner wants to retain the existing homestead and four additional buildings, and is interested in a less-than-fee mechanism for protecting the conservation values 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 Lundgren family property is within the number one ranked Santa Fe River project of the Alachua County Ecological Inventory (KBN Study). The property is also on the Suwannee River Water Management District's Five year Florida Forever plan.

The Lundgren property has almost one mile of Santa Fe River frontage and contains a mosaic of high quality forested natural communities. The property transitions from xeric sandhill natural community in the south to wetland floodplain swamp along the Santa Fe River in the north. Additionally Moccasin Creek flows south to north through the property where it then enters the Santa Fe River. Habitat quality ranges from fair to excellent and the habitats associated with the property provide good wildlife habitat with high mast production and adequate cover.

Natural Communities:

<u>Type</u>	<u>Quality</u>
Major River	Excellent
Blackwater Stream	Good-Excellent
Sandhill	Fair
Floodplain Forest	Good
Floodplain Swamp	Good-Excellent
Bottomland Forest	Good
Dome Swamp	Excellent

Other:

Former Sandhill	Low Impact Development
Pine Plantation	Old Field

Key Species:

The upland sandhill areas of the site contain a relatively high abundance of gopher tortoise borrows. Prescribed burns would enhance the wildlife value of the sandhill. The site has good potential for other listed wildlife species; the Regional Biodiversity Hotspots data showed the Lundgren property with 5-6 focal species and the habitat was suitable for several listed species according to the FFWCC species models. The Florida Natural Areas Element Occurrence data has a locality of timber rattlesnake on the property; however this occurrence is dated back to 1979.

Only one listed plant, cinnamon fern, was observed.

Key Features:

The Santa Fe River forms the northern property boundary. Preservation of the site would protect almost one mile of the Santa Fe River corridor as well as its associated forested wetlands. Additionally Moccasin Creek, originating from wetlands within the Northeast Flatwoods, flows south to north through the property where it then joins the Santa Fe River. Preservation of the property would enhance water quality of this creek before it enters into the Santa Fe River.

The forested wetlands in proximity to the Santa Fe River and Moccasin Creek are in good to excellent condition. The bottomland forest natural community near the river has good diversity and structure including an overstory of hardwood trees (live oak, laurel oak, sweetgum, red maple, water oak) and loblolly pine and a midstory including species such as titi, sparkleberry, and American holly. Shrubs form the dominant groundcover that includes saw palmetto, sebastian bush, highbush blueberry, and regenerating oaks. Floodplain swamp occurs in low lying areas adjacent to the river and in intermittent stream channels and old oxbows. Cypress, maple and tupelo are common in these areas and there is little groundcover. According to the landowner, the northern portion of the property had not been logged since 1960. It is regenerating nicely and now is a fairly mature forest.

Moccasin Creek has a very narrow channel that is surrounded by floodplain forest on the northern half of the property and floodplain swamp on the southern half. The southern portion of the property contains floodplain swamp natural community with a fairly wide floodplain and organic soil. Species include tupelo, water oak, laurel oak, diamond leaf oak, and red maple with an understory of fetterbush, chain fern, and rushes. The creek flows north through a culvert under a powerline easement, after which the floodplain narrows considerably and the creek channel is more defined. In this area the floodplain grades to a more typical floodplain forest natural community with species that include tupelo, blue beech, diamond leaf oak, sweet bay, swamp chestnut oak, southern magnolia, wood oats, bluestem palmetto and fetterbush.

The dome swamp natural community is in good condition with an overstory of large loblolly pines, cypress, red maple, diamond leaf oak, Florida elm and tupelo. Groundcover is sparse and includes several fern species and rushes.

The remainder of the property is upland. Surrounding the home sites and portions of the powerline easement is an area of sandhill that had been clear cut ten years ago. It is regenerating with loblolly pine, turkey oak, water oak, sand live oak and sparkleberry. The area had not been bedded and still has sandhill groundcover species including wiregrass, bracken fern, silkgrass, foxtail and lichens. Active gopher tortoise burrows were found. One longleaf pine sapling was observed. This portion of the property would benefit greatly from prescribed fire.

The remainder of the property is more disturbed, and can best be described as old field. It is characterized by a less diverse community with an overstory of laurel oak, loblolly pines, water oak and groundcover that is dominated by gallberry with some saw palmetto. On the

southernmost portion of the property is an area of dense loblolly pine plantation which is not bedded. It is the poorest habitat on the site.

Management:

The upland portions of the site would benefit greatly from periodic prescribed fires. The sandhill natural community has a fairly intact groundcover that would carry fire, however the site is becoming overgrown with hardwoods species which can still be thinned with application of prescribed fire. Additionally fire is necessary to perpetuate the fire dependent groundcover species. These species are likely to become sparse if fire is not applied and fire may promote longleaf pine regeneration. The pine plantation portion of the property is in need of thinning, prescribed fire, and planting of native species if regeneration does not occur naturally. No invasive plants were observed on the property, however periodic monitoring is needed as several invasive plant species, in particular Japanese climbing fern, are often found along the Santa Fe River corridor.

Recreation:

The landowner and his family would like to remain living on the property and using the site for their personal recreation which includes nature viewing, walking, and picnicking. It is likely that public recreation would not be suitable at this time. If the landowner opts for a life estate, in which the County would assume responsibility and ownership of the property in the future, the site could then become open to the public.

Parcel Data:

Parcel	Acres	Owner	ACPA Land Value
16889-001-000	214.08	Lundgren	\$188,100
16885-000-000	50	Lundgren & Lee & McCrery & Schanuth	\$51,200

The total 2004 Alachua County Property Appraisers (ACPA) just value for the subject property is \$239,300 or \$906.44 per acre. This information does not take into account the recent construction of three new structures on the property; the total value of the site is not yet available. However the conservation easement or other less than fee mechanism will not include the structures, so this value is not relevant. The future land use and zoning are both agriculture.

The parcels have development potential for single-family detached (including manufactured or mobile home) residential use and currently have some residential use on the property. Approximately 45-50% of the overall project lies within wetlands or the 100-year flood plain (FEMA). The natural features (river, creek and associated flood prone area, wetlands, slopes) appear to significantly constrain development potential for 1/2 of the project area. The site has county road access along southern boundary (CR 225).

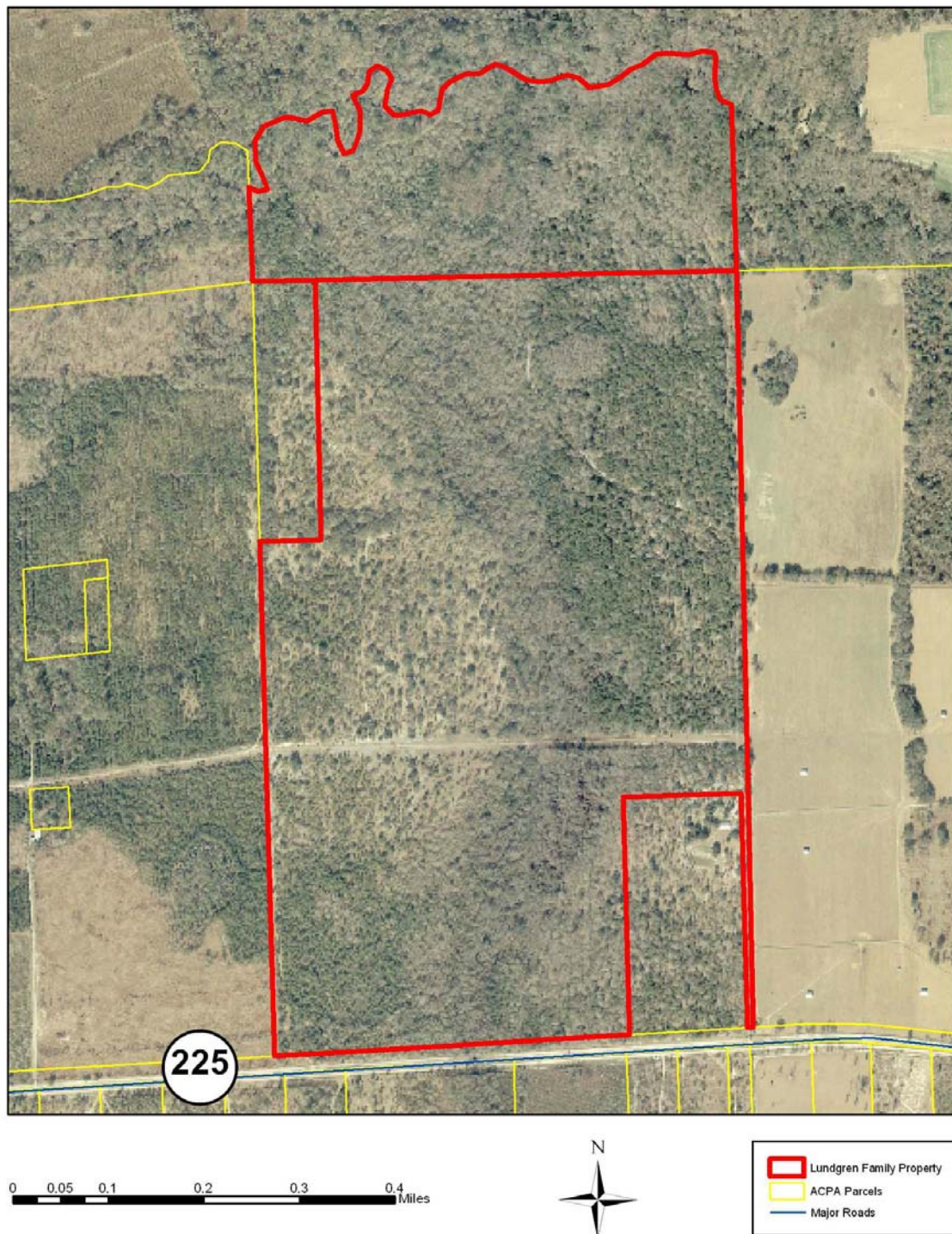
The landowner owns adjacent property on the Bradford County side of the Santa Fe River. He is interested in working with the Suwannee River Water Management District in protecting this portion of his property. This would enable preservation on both sides of the Santa Fe River corridor.

Other:

While there are no Florida Division of Historical Resources Master Site File listings for the subject property, staff did observe many pitch pine pots and cat faced pines. In fact, one old stump had three pitch pots still attached.

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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;		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;		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;		5		
	C. Whether there is ecological quality in the communities present on the property;		4		
	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;		4		
	G. Whether the property contains important, Florida-specific geologic features such as caves or springs;		5		
	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 home ranges;		4		
	C. Whether the property contains plants or animals that are endemic or near-endemic to Florida or Alachua County;		4		
	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.		4		
(I-4) SOCIAL AND HUMAN VALUES	A. Whether the property offers opportunities for compatible resource-based recreation, if appropriate;		1		
	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			3.8	
	RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE	1.3333			5.0
(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;		4		
	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		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.		3		
	AVERAGE FOR ACQUISITION AND MANAGEMENT VALUES			4.0	
	RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE	0.6667			2.7
	TOTAL SCORE				7.67

Lundgren Family Property



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