

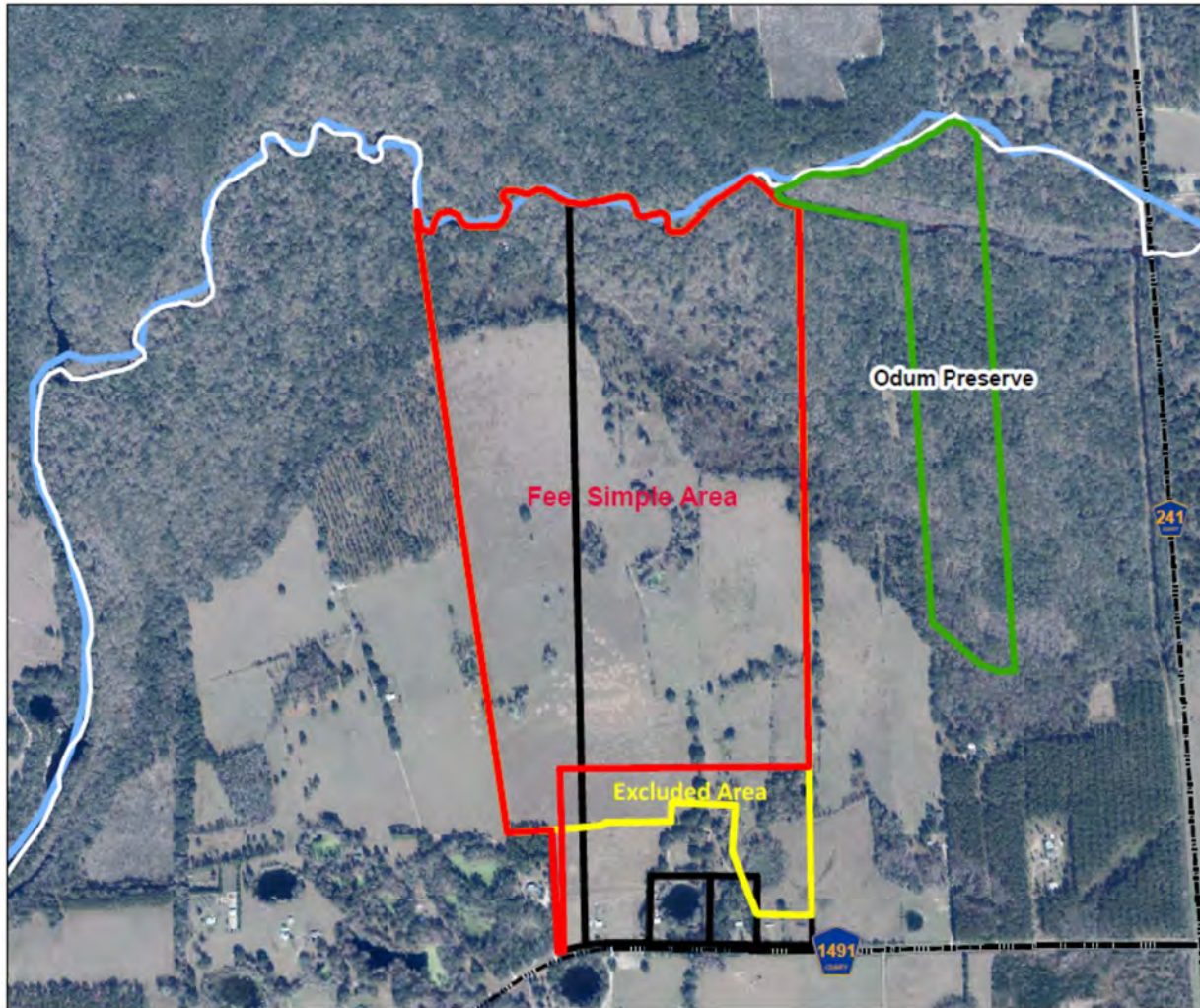
**Santa Fe River  
Matthews  
Property Update - 10/28/2021**

The Matthews Property was first nominated to the Alachua County Forever (ACF) program as a conservation easement in July 2017. The property was initially presented to the Land Conservation Board (LCB) on October 26, 2017, and was unanimously moved to the Priority Pool as a conservation easement. The property was then placed on the Active Acquisition list as a conservation easement by the Board of County Commissioners on January 23, 2018.

Since the initial nomination, the owners are now interested in a fee simple sale of the northern 202 acres (approx.) of the property, rather than a conservation easement. As a part of this change, the owners are removing 2 parcels, and approximately 19 acres in the southern portion of the property from the nomination, to retain the family homesites and property interests. ACF staff has conducted a follow-up site visit to verify the site was largely unchanged from the 2017 evaluation, and are re-presenting this property to the LCB for consideration as a fee simple acquisition.

Santa Fe River			
Matthews			
10/28/2021			
Project Score		Buildings	
7.60 of 10.00 (2017 score)		0 on ACPA, 0 on site	
Inspection Date		Just Value	Just Value Per Acre
10/26/17,with 10/24/21 update		\$303,795	\$1,500
Size		Total Value (Just, Misc, Bldg)	Total Value Per Acre
202.53 acres		\$326,631	\$1,613
Parcel Number		Acquisition Type	
02725-000-000		Fee Simple or Conservation Easmeent	
02725-004-000		Natural Community	Condition
		Blackwater River	Excellent
		Floodplain Swamp	Good
		Bottomland Hardwood	Fair-Good
		Upland Hardwood	Poor-Good
		Sinkhole	Poor-Fair
		Other	Condition
		Improved Pasture	
Section-Township-Range		Archaeological Sites	
28/6S/18E		3 recorded on site, 21 within in 1 mile	
33/6S/18E		Bald Eagle Nests	
		2 on site, 9 in one mile	
REPA Score	7.67 of 9.44		
KBN Score	Ranked 1 of 47 projects (Santa Fe River)		
Outstanding Florida Waters	Santa Fe River - 3,300 feet of river frontage		
	2 springs within 1.3 miles downstream		

# Santa Fe River - Matthews Parcel Map



## Legend

- Matthews Fee Simple (~202 ac)
- Matthews CE (~221 ac)
- 4 Matthews Parcels (~247 ac)
- Odum Preserve
- Santa Fe River
- County Boundary
- County Road



0 0.125 0.25 0.5 Miles

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**Santa Fe River  
Matthews  
Original Evaluation - 10/26/2017**

<b>Project Score:</b>	7.60 of 10.00		<b>Natural Communities</b>	<b>Condition</b>
<b>Size:</b>	221 acres		Blackwater River	Excellent
<b>Parcel Numbers:</b>	02725-000-000		Sinkhole	Poor-Fair
	02725-004-000		Floodplain Swamp	Good
	02749-003-000		Bottomland Hardwood	Fair-Good
	02749-004-000		Upland Hardwood	Poor-Good
<b>S-T-R:</b>	Portions of: 28, 33-6S-18E		Pasture - improved	Fair
<b>Buildings:</b>	5			
<b>Land Just Value:</b>	\$357,600	\$1,618.10/ac	<b>Other:</b> homesites	
<b>Total Just Value:</b>	\$417,700	\$1,890.05/ac	<b>Springs</b>	2 within 1.3 miles downstream
<b>Land+Bldg+Misc</b>			<b>Archaeological Sites</b>	3 within tract 21 more within 1 mile

**REPA Score:** 7.67 of 10.00  
**KBN Score:** Ranked 1 of 47 projects  
**Outstanding Florida Waters:** Santa Fe River

**Overall Description:**

The 221 acre Matthews Tract, 100 acres of which are designated strategic ecosystem, is located along the Santa Fe River on County Road 1491 approximately 10 miles north of Alachua. The property is adjacent to Alachua County's Odum Preserve, 0.5 miles west of SRWMD Santa Fe River Ranch, 0.6 miles east of SRWMD Bonnett Lake Conservation Easement, 2.5 miles east of O'Leno State Park, and 3 miles north of Alachua County's Mill Creek Preserve.

The Matthews Tract consists of four parcels. The property has approximately 3,300 feet of Santa Fe River frontage, which is an Outstanding Florida Water. Only one mile downstream from the property is an unnamed fourth Magnitude spring, and the first magnitude Santa Fe Spring (AKA Columbia Spring) is only 0.3 miles further. Approximately 75 acres of natural hardwood forest is located along the river. Close to the river, the forest is mature floodplain swamp and bottomland hardwood forest. Species observed include sweetgum, laurel oak, live oak, red maple, and bald cypress. This forest appears to be in good condition, although close examination was impossible at the time of the site visit due to the high water level of the river. Further to the south, the forest becomes early successional hardwoods due to a recent timber harvest 30 acres in size, approximately 3 years ago. Within this harvest area, the natural community transitions from bottomland hardwood forest to upland hardwood forest. Within the harvested area, small pockets of mature trees still remain including large swamp chestnut oaks and spruce pines. Other characteristic overstory species observed include southern red oak, southern magnolia, live oak, laurel oak, and pignut hickory. Regeneration includes southern red oak, black cherry, laurel oak, sweetgum, pignut hickory, and southern magnolia. Other species

observed include early successional invaders such as blackberry, blueberries, dog fennel, and grapevine. Invasive species observed include mimosa, Chinese tallow, and mulberry.

South of the forest, the Matthews tract is improved pasture managed as grazing land for cattle. Nearly the exact footprint of the current pasture was cleared as far back as the 1938 aerial photos. The pasture is dominated by bahia grass, with centipede grass interspersed. Other invasive species present in the pasture include tropical soda apple, hairy indigo, and septic weed. Six sinkholes are scattered throughout the pasture. The southernmost sinkhole is near a home, and mowed lawn is maintained around it. Two other sinkholes are shallow, contain little open water, and are being invaded by woody plants including willow, sugarberry, red maple, and Chinese tallow. The three remaining sinkholes contain areas of open water surrounded by a ring of trees, but these sinkholes are heavily impacted by cattle. In addition to the sinkholes, numerous seeps are scattered throughout the site. Some of these seeps were observed feeding directly into sinkholes, while other seeps appeared independent of sinkholes. One seep near an old home site had been developed with a pipe that continuously flows water into a small ravine at the bottom of the slope. Prior to the home burning down, this pipe was attached to a windmill and provided water for the home.

Two abandoned gopher tortoise burrows were observed on the property, but observation was difficult in the cutover areas. Nearby FNAI element occurrences include eastern diamondback rattlesnakes, Suwannee cooters, Suwannee bass, southern weasel, and American alligator.

There are three documented archeological sites on the property, classified as historic refuse/dump and low density artifact scatter. During the site visit, chert flakes were observed near the river at an undocumented site. In addition, there are 21 other documented sites within one mile. These include Native American artifacts and more recent Spanish artifacts from the 18<sup>th</sup> century.

The Matthews tract has five homes along CR 1491. Additionally, an old home site that contains a barn and a burned down house is located approximately 800 feet north of CR 1491, and a camp with an RV and well is located along the river.

#### *Development Analysis*

This development analysis is based on a limited desk-top review and is founded upon current Alachua County Land Development Regulations and Comprehensive Plan policies. The Scenario is oversimplified, and is meant only to convey a general sense of the potential of development intensity that could be possible based on the existing land use and zoning.

The project area consists of two large parcels (02725-4 and 02725) with 3,000 feet of river frontage and approximately 76 acres of uninterrupted natural forest. The two remaining parcels (02749-3 and 02749-4) are small residential lots on the highway. All parcels are zoned agriculture and the property has an ongoing cow/calf operation. Also, the Mathews family has historic ties to this property and the community of Bland

(<http://www.explorehistoricalachuacounty.com/location/bland-community-ogden-school/>).

There are several large tracts of land that front the river on this side of CR 241 (north of CR 1491) and there may be opportunities in the future to link this property with neighboring properties along this stretch of the river where there is still a wide intact undeveloped floodplain forest.

The total project area is about 221 acres and with a base density of 1 unit/5 acres with rural ag clustering policies (that provides for additional unit bonuses), 44 to 57 additional residential units could be placed on the property.

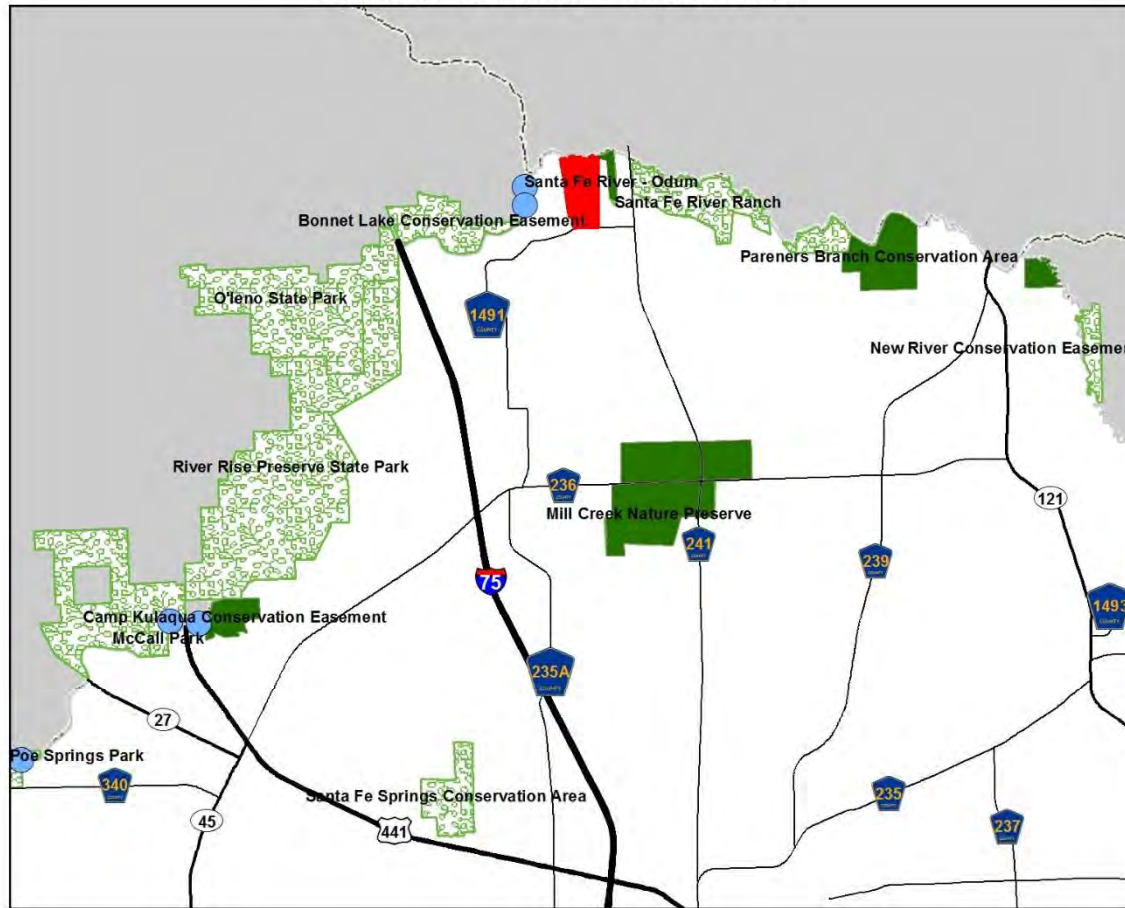
**Current Development Potential:** Currently, the supply of available land and housing in this area of the county meets or exceeds demand for single-family residential use. However, development on the river will become more appealing as time goes on.



Santa Fe River - Matthews		October 26, 2017			
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;		5		
	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;		5		
	C. Whether there is ecological quality in the communities present on the property;		2		
	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;		3		
	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		4		
	H. Whether the property is relatively free from internal fragmentation from roads, power lines, and other features that create barriers and edge effects.		4		
(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		5		
	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		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		5		
	AVERAGE FOR ENVIRONMENTAL AND HUMAN VALUES			3.7	
	RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL	1.33			4.9
(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,		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;		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		
	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		3		
	AVERAGE FOR ACQUISITION AND MANAGEMENT VALUES			4.0	
	RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL	0.67			2.7
	TOTAL SCORE				7.60

# Santa Fe River - Matthews

## Map 1



### Legend

- █ Matthews Boundary
- Springs
- █ ACF Boundary
- ▨ FNAI - Managed Areas

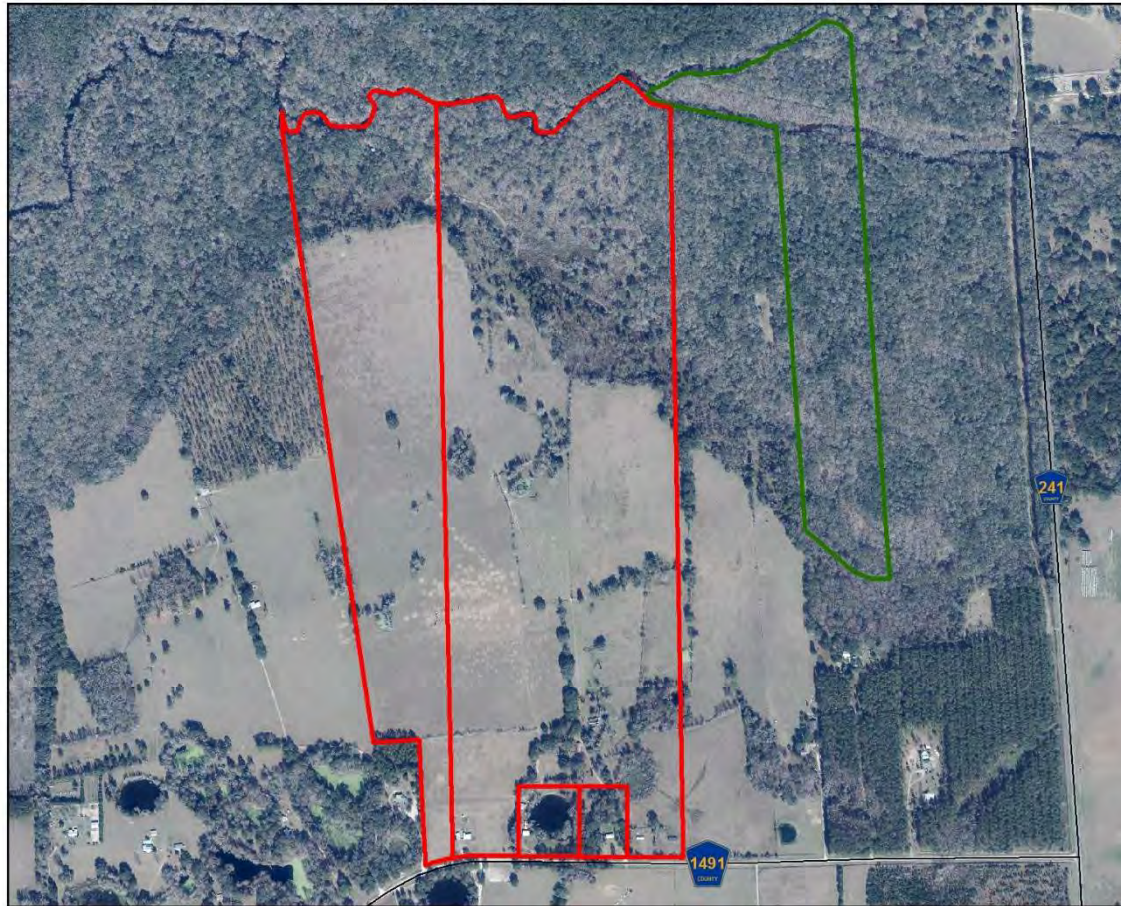


0 0.5 1 2 3 4 5 Miles

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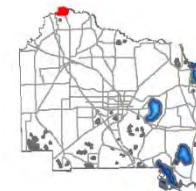
# Santa Fe River - Matthews

## Map 2



### Legend

- Matthews
- ACF\_Boundary



0 375 750 1,500 2,250 3,000 Feet

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