

**Lake Santa Fe
Johnson
7/26/18**

Project Score:	6.53 of 10.00		Natural Communities:
Inspection Date:	7/24/2018		Mesic flatwoods Fair - Good
Size:	263.67 acres		Baygall Good
Parcel Numbers:	18688-000-000	32 acres	Dome swamp Good
	18784-001-000	109 acres	Basin swamp Good
	18787-000-000	37 acres	Depression marsh Good
	18795-000-000	16 acres	Flatwoods/Prairie lake Good
	18796-002-000	70 acres	Scrubby flatwoods Fair
S-T-R:	14-09-22		OTHER Farm Pond Old Field Pine Plantation Cropland
Buildings:	2 ACPA, 5 on site (1 house will be cut out of sale, 1 barn and 1 shed not on ACPA)		Archaeological Sites: 1 recorded on site.
Just Value:	\$843,300	\$3,198/acre	5 in 1 mile
Total Value: (Just, Misc, Bld)	\$843,300+ 2,800+1,900 = \$848,000	\$3,216/acre	Bald Eagle Nests: 0 in 1 mile
Acquisition Type:	Fee Simple		

REPA Score: 6.87 of 9.44

KBN Score: Ranked 31 of 47 projects (South Melrose Flatwoods)

Outstanding Florida Waters: Adjacent to Black Lake and Lake Santa Fe, a combined OFW

Overall Description:

The Johnson property consists of 5 parcels, located on SR 26 in eastern Alachua County, near Melrose, FL. The parcels are due south of Lake Santa Fe, and lie on either side of Black Lake (also known as Lost Lake), a basin swamp/swamp lake at south end of Big Lake Santa Fe. The parcels fall almost entirely within the South Melrose Flatwoods Strategic Ecosystem, in the Lake Santa Fe Project Area. These parcels were identified as keystone parcels in the development of the Lake Santa Fe Project Area, specifically in the connection between Lake Santa Fe and the Austin Cary Flatwoods Project Area.

Historic aerial imagery shows that in 1938, noticeable patch clearing of the overstory had occurred on the central parcels and the southeastern corner of the property. By 1949, the mesic flatwoods pine canopy in the western and central areas appears to have been thinned. Around 1970, approximately 10 acres along NE 225th Street were cleared and today have an understory of pasture grass with a pine overstory.

At present, natural communities on site are generally in good condition. The dominant (200 ac.) community is mesic flatwoods, which has a mixture of slash pine, loblolly pine, and longleaf pine in the

overstory. The shrub layer is dominated by saw palmetto, with varying levels of gallberry, huckleberry, wax myrtle, *Lyonia* and *Vaccinium* species. Some grassy and herbaceous flatwoods groundcover species persist on site, including wiregrass in scattered locations, as well as *Pityopsis* spp., *Andropogon* spp., *Rhexia* spp. and others. The flatwoods have not been bedded which adds greatly to the condition of this natural community. The majority of the flatwoods were treated with a prescribed burn in 2014, and as a result, fuel loading is only moderate, and ongoing management with prescribed fire is achievable.

The basin swamp, depression marshes, dome swamps and flatwoods lake are all in good condition with appropriate native species present in the overstory, midstory, and groundcover. Three wildlife food plots have been established on the property, previously seeded with brown top millet and winter rye grass. All three have an open condition and a mixture of established non-native forage grasses with a component of native grass and herbaceous species.

Several non-native, invasive plant species occur on the property at low to moderate levels. The most widely established is coral ardisia, which forms dense patches on the northern property boundary and around the ecotone of the Black Lake basin swamp, as well as in scattered low density patches in other areas. Scattered camphor trees occur on the site. The northwest boundary of the property has a dense, multi-species patch of non-native invasive plants, including: elephant ear, wild taro, Japanese climbing fern, tropical soda apple, Tahitian bridalveil, air potato, ginger, and Chinese tallow. Scattered vaseygrass occurs in the food plots.

Three commercially exploited plants occur on the property: Needle palm (*Rhaphidophyllum hystrix*), Royal fern (*Osmunda regalis*), and Cinnamon fern (*Osmunda cinnamomea*). Wildlife observed onsite during the site evaluation include: white-tailed deer, Palamedes swallowtail butterfly, white eyed vireo, red-eyed vireo, blue-grey gnatcatcher, Northern cardinal, Golden orb weaver, Northern parula warbler, Northern cardinal, spiny orb weaver, golden orb weaver, and spicebush swallowtail.

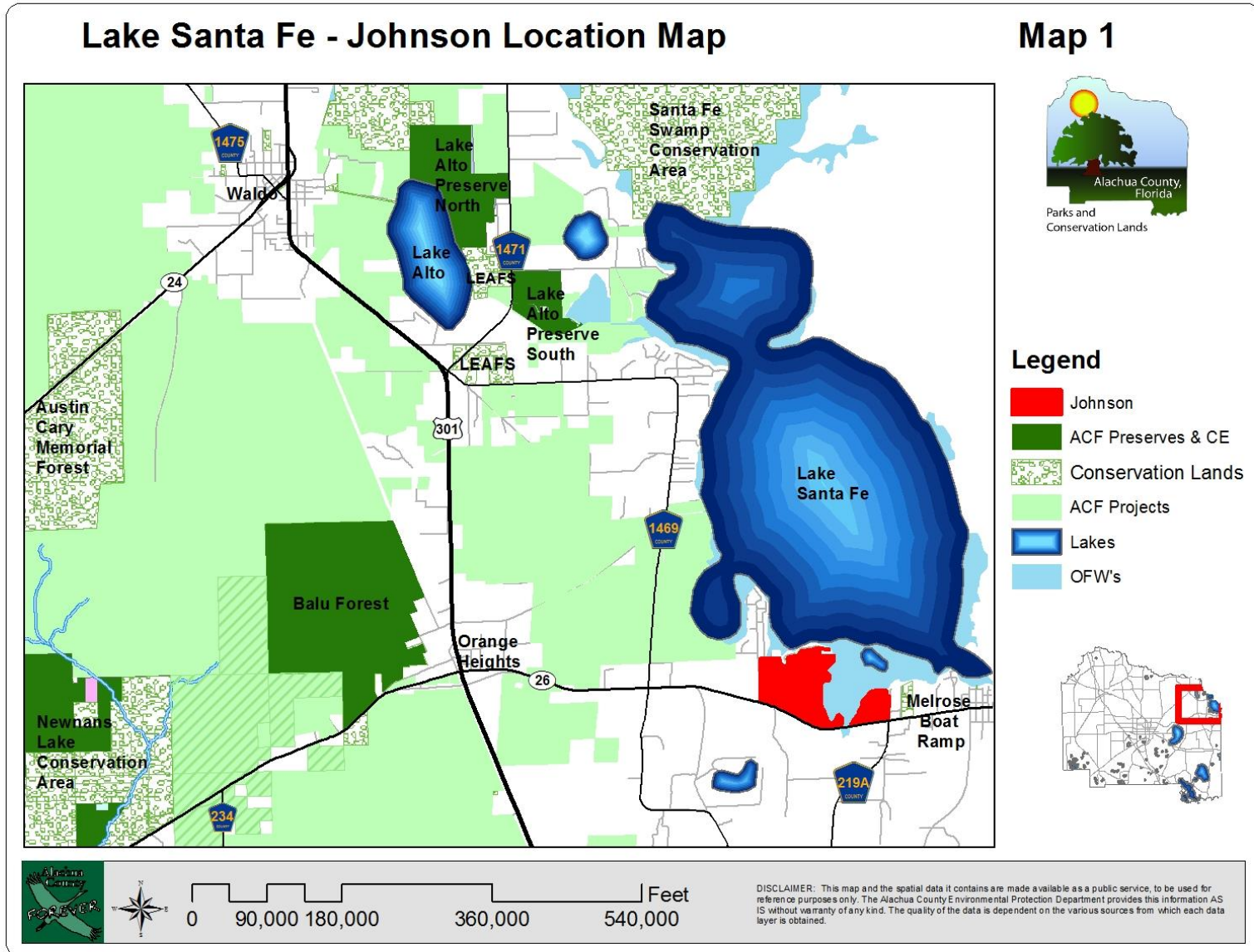
Infrastructure/Improvements on the property include a network of vehicle access trails, one aluminum barn with detached shed, one open pole barn, a collapsing historic barn, a network of buried irrigation pipes, a 1-2 acre deer pen, a small citrus grove, and a perimeter fence surrounding the 4 easternmost parcels.

One archaeological site has been identified on the property, an area of prehistoric lithic scatter. Five additional sites, and 57 historic structures are mapped within one mile.

Development analysis:

This development analysis is based on a limited desk-top review and is founded upon current County Land Development Regulations and Comprehensive Plan policies. The scenarios are oversimplified, and are meant only to convey a general sense of the potential of development intensity that could be possible based on land use and zoning conditions. The 5 parcels are zoned Agricultural and have a Land Use designation of Rural/Agricultural. The easternmost parcel is dominated by wetland habitat and would have minimal area available for constructing residential facilities. All but 10 acres are within the South Melrose Flatwoods Strategic Ecosystem, which would require protection of up to 50% of the upland habitat, inclusive of the required 75 foot wetland buffers. Based on the existing zoning, which allows for 1 unit per 5 acres; up to 65 residential units (plus up to 18 additional units if clustered and 50% of the site is set aside as conservation) could be built on the combined 263 acres, located on the western parcels.

REPA - Lake Santa Fe - Johnson		7/26/2018			
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 water quality;		3		
	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;		3		
	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.		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;		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;		3		
	D. Whether the property serves as a special wildlife migration or aggregation site for activities such as breeding, roosting, colonial nesting, or over-wintering;		3		
	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 appropriate;		4		
	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.		4		
	AVERAGE FOR ENVIRONMENTAL AND HUMAN VALUES			3.40	
	RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE	1.3333			4.53
(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);		3		
	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		3		
	AVERAGE FOR ACQUISITION AND MANAGEMENT VALUES				
	RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE	0.6667			2.00
	TOTAL SCORE				6.53



Lake Santa Fe - Johnson Property Parcel Map

Map 2



Legend

- Johnson
- Parks (ACGM)



0 90,000 180,000 360,000 540,000 Feet

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.