

| Lake Santa Fe | | | |
|--|--|--------------------------------|----------------|
| Bryson | | | |
| 10/22/2020 | | | |
| Project Score | | Natural Community | Condition |
| 5.8 | | Swamp Lake | Excellent-Good |
| Inspection Date | | Basin Swamp | Excellent-Good |
| 10/6/2020 | | Mesic Flatwoods | Good-Fair |
| Size | | | |
| 67.07 | | | |
| Parcel Number | Acreage | | |
| 18379-001-000 | 33.37 | | |
| 18380-002-000 | 33.7 | | |
| Section-Township-Range | | Other | Condition |
| 20-8S-22E | | Improved Pasture | 32 acres +/- |
| | | Successional Hardwoods | 15 acres +/- |
| | | Canal | 540 ft +/- |
| Buildings | | Farm Pond | 0.75 acres +/- |
| ACPA-8 buildings: 3 single family homes, 1 pole barn, 1 greenhouse, 3 sheds | | | |
| On the ground-8 buildings: 2 single family homes, 1 pole barn, 1 greenhouse, 4 sheds | | | |
| Just Value | Just Value Per Acre | Bald Eagle Nests | |
| \$406,283 | \$6,057.59 | 0 onsite, 1 within 1 mile | |
| Total Value (Just, Misc., Bldg.) | Total Value Per Acre | Archaeological Sites | |
| \$588,524 | \$8,774.77 | 1 onsite, 2 more within 1 mile | |
| Acquisition Type | | | |
| Conservation Easement | | | |
| | | | |
| | | | |
| REPA Score | 6.87 out of 9.44 | | |
| KBN Score | ranked #27 of 47 projects (Lake Alto Swamp) | | |
| Outstanding Florida Waters | 0% of property within Outstanding FL Waters boundary | | |

Overall Description:

The 67.07 acre Bryson Addition consists of two parcels located between NE 143rd and 144th Avenue on NE 199th Street, a private road in the Little Lake Santa Fe, Santa Fe Swamp area of Alachua County near the Bradford County line. The Bryson Addition is adjacent to the original Bryson Alachua County Forever nomination to the east, the Jefferson Family Timber Property to the west and adjacent to the Fisher, Fisher and Johns Property to the south; all three of these adjacent properties are on the Alachua County Forever Acquisition List, see Map 2. Together with Lake Alto Preserve, these properties form a corridor connecting Lake Alto, Hickory Pond, and Little Lake Santa Fe. The Bryson Addition property protects approximately 580 feet of Hickory Pond shore line and fills in a gap in the corridor, as can be seen in Map 1. The owner lives on the property and is interested in a conservation easement. The property is not located within a strategic ecosystem, but is less than 1 mile east of Alachua County's Lake Alto Preserve North, and approximately 300 feet from the Suwannee River Water Management District's

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(SRWMD) Santa Fe Swamp. The Santa Fe Swamp and 23 acres of the original Bryson Nomination are designated as Santa Fe River System - Outstanding Florida Waterway. Together, Lake Santa Fe and the Santa Fe Swamp serve as the headwaters for the Santa Fe River.

The northern most parcel currently has no structures on it, although when Mr. Bryson purchased the property there was an old mobile home site in the southwest corner that has since been removed. This area has some remnant signs of the home site including what appears to be an old dog kennel, utility lines and breaker box, and some light scattered trash. Cattle have access to this parcel through a gate from the east. The southern parcel has significantly more infrastructure present including 2 single family homes, several sheds and workshops ranging in size from small well houses to large pole barns, an old greenhouse, 2 docks with boat houses, and a restored fire tower. A third single family home is currently being demolished and hauled off site. Mr. Bryson's primary residence is in the far northwest corner of this parcel, and there is a smaller cottage in the southern part of the parcel that had a tenant at the time of the site visit. The property has 2 access points to Hickory Pond. A canal approximately 540 feet in length extends south from Mr. Bryson's home to the pond with a boathouse, dock, and small screened-in room at the end. The second point is from the east side of the pond and this location also has a deck platform and a small enclosed boat house. Hickory Pond has limited access and only a handful of other landowners have structures along the south end of the pond.

The most intact natural areas are immediately around Hickory Pond. Hickory Pond itself has dark tannic water, is free of visible vegetation away from the edges of the pond, and appears to be in excellent to good condition. The Bryson property includes nearly 4 acres of the pond. The perimeter of the pond has pickerel weed, lanceleaf arrowhead, and pond cypress among others. It is surrounded by basin swamp (approximately 8 acres in size) extending into the property, also in excellent to good condition. There are some old fences cutting through the northern portion of the basin swamp, and the canal and docks cuts through this habitat as well. Plant species in the basin swamp included lizard's tail, chain ferns, royal fern (which is commercially exploited), black gum, dahoon holly, and swamp bay.

Extending further from the pond, a small transitional area of mesic flatwoods totaling about 4 acres separates the basin swamp from the improved pasture. The mesic flatwoods were impacted by historic land uses, have limited diversity in the understory and are being invaded by laurel and water oaks. Saw palmetto, gallberry, fetterbush, pawpaw, and yellow-eyed grass were observed. This area is in good to fair condition, but likely would have extended much further into the uplands prior to being cleared.

Much of the property is improved pasture and successional hardwoods along with some dug out farm ponds. The successional hardwoods are mostly laurel oak, water oak, and some live oak. The northern parcel can be entirely classified in this way, as well as the remaining portions of the southern parcel. Two artificial ponds each about 0.25 acres in size on the northern parcel are connected to each other with small pipes and appear to be connected to Hickory Pond in times of high water via a ditch. Cattle appear to have access to these ponds. There is a third pond of similar size is located on the southern parcel which can be filled with a pump.

Not much wildlife was observed during the site visit, but during the previous evaluation of the adjacent parcel Federally-threatened wood storks, State-threatened little blue heron, and Florida sandhill cranes were seen on the property. Approximately 20 additional bird species were observed during that site evaluation. Landowner observations from the property included Florida black bear, American alligator, eastern diamondback rattlesnake, water moccasin, coral snake, softshell turtle, snapping turtle, bobcat, sirens, river otter, Mississippi kites, osprey, wild turkey, and others.

The current extent of pasture is visible dating back to the 1938 aerials, however there were scattered trees throughout much of the northern parcel that became denser over the decades into the 1970's. Imagery from the 1990's shows a return to open pasture representative of what can be seen today. The main hydrological impact appears to be the canal and dug-out ponds with pipes between them. Aerial imagery from the mid-20th century and topographic maps indicate there likely was a narrow connection from Hickory Pond to the Santa Fe Swamp along the current day ditch. There is no system installed to pump water to the two farm ponds in the northern parcel—they appear to trap the flow from the ditch draining Hickory Pond when water levels are high enough.

A small portion of a Florida Master Site File archaeological site exists along the western property boundary, near Mr. Bryson's home. This area is mostly on the Jefferson Family Timber and Straughn Blueberry Farm properties. It is listed as prehistoric mounds, although no signs of mounds were noticed on the property. In the natural areas, exotic invasive plants were observed, but were of very low density and widely scattered. The most prevalent exotic plant was a small patch of cogon grass near the start of the canal on the north end of Hickory Pond. A small, number of scattered camphor tree seedlings, tropical soda apple, Japanese climbing fern, Caesar weed, and tallow plants were found in the areas around the basin swamp. The pasture areas in the southern parcel did have a notable amount of hairy indigo present.

Development Review:

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 Development Scenario is oversimplified, and is meant only to convey a general sense of the potential of development intensity that could be possible based on land use and zoning conditions.

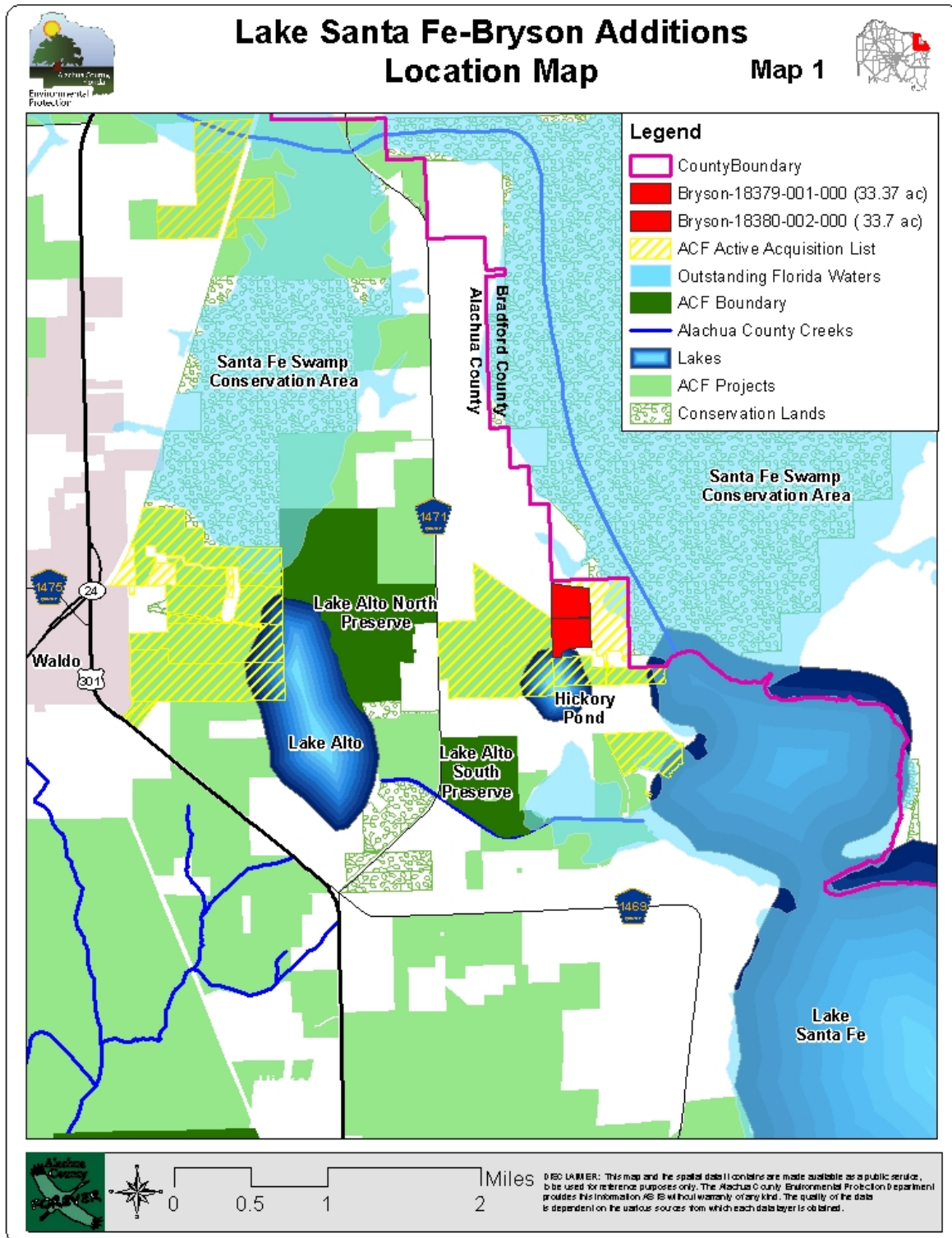
The estimated total wetland, surface water and buffer area would cover approximately 19 acres. The parcels are zoned Agriculture (A) and have a Land Use designation of Rural/Agriculture. Based on the existing zoning, which allows for 1 unit per 5 acres, up to 13 residential units could be built within the 67-acre subject site. Since the wetland is concentrated within the southeastern portion of the property, there would be sufficient area to concentrate potential residential development within the upland areas. However, there are few residential structures in this remote rural area and there would be increased construction costs associated with providing adequate infrastructure (i.e. utilities, access roads, potable wells, septic tanks, etc.). Therefore the property has moderate development potential for the foreseeable future based on current land use, zoning, and remote location of this parcel.

Matrix Score Spreadsheet:

| REPA - Lake Santa Fe - Bryson (Second Nomination) - 10/22/2020 | | | | | |
|--|---|-----------|---|------------------------|--|
| 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; | | 2 | | |
| | D. Whether the property serves an important flood management function. | | 2 | | |
| (I-2) PROTECTION OF NATURAL COMMUNITIES AND LANDSCAPES | A. Whether the property contains a diversity of natural communities; | | 2 | | |
| | 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; | | 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; | | 3 | | |
| | F. Whether the property is large enough to contribute substantially to conservation efforts; | | 3 | | |
| | G. Whether the property contains important, Florida-specific geologic features such as caves or springs; | | 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; | | 3 | | |
| | B. Whether the property serves as documented or potential habitat for species with large home ranges; | | 5 | | |
| | 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; | | 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. | | 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. | | 3 | | |
| | AVERAGE FOR ENVIRONMENTAL AND HUMAN VALUES | | | 2.85 | |
| | RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE | 1.333 | | | 3.80 |
| (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; | | 1 | | |
| | B. Whether the overall resource values justifies the potential cost of acquisition; | | 2 | | |
| | 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 | | | 3.00 | |
| | RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE | 0.667 | | | 2.00 |
| | TOTAL SCORE | | | | 5.80 |

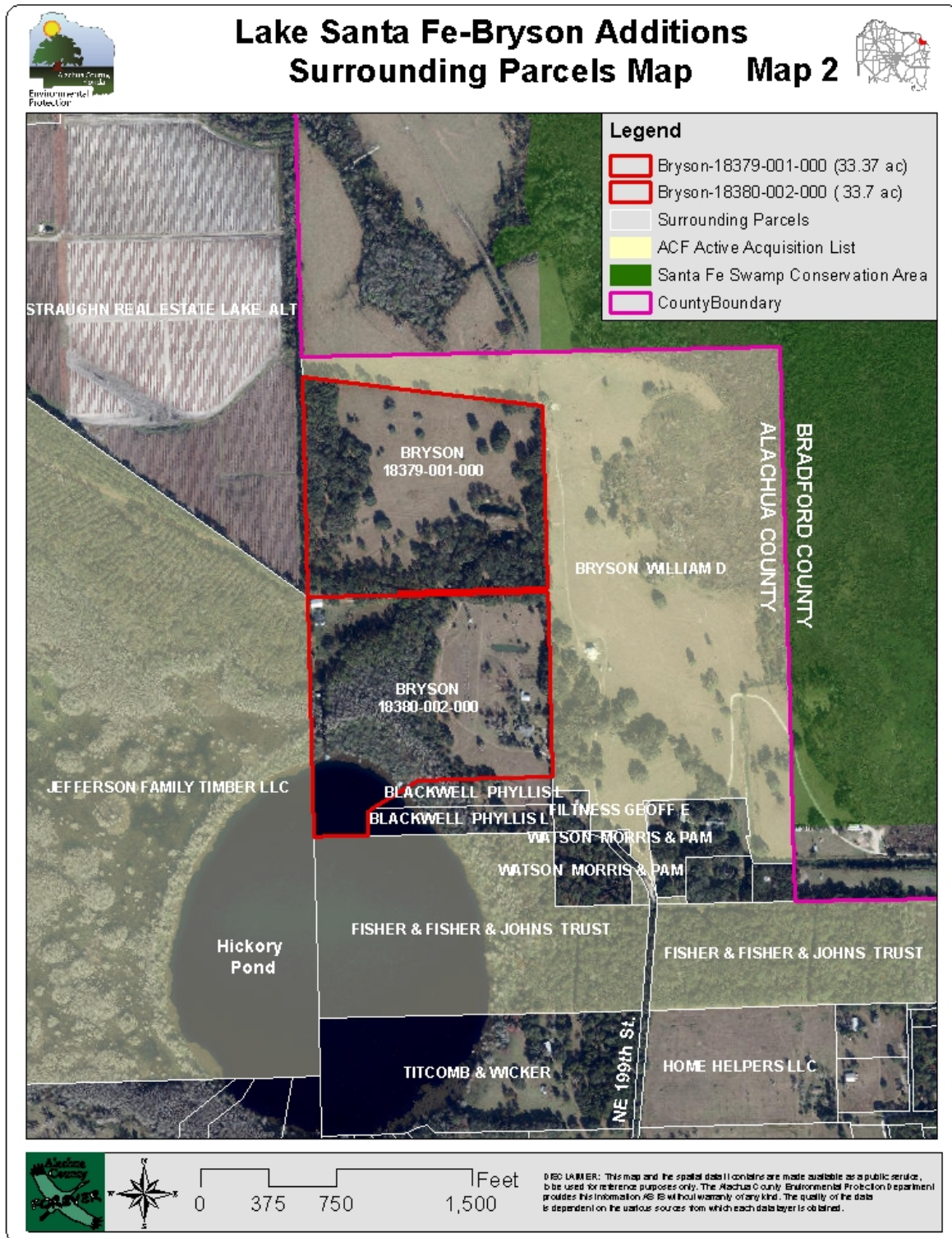
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Location Map:



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Parcel Map:



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