

ACF Desk Top Evaluation  
Project Name: Santa Fe River  
Parcel Name: Shireman 16905-004-000

<b>Size:</b>	10 acres	<b>Nominated By</b>	Jerome Shireman
<b>Parcel #'s</b>	16905-004-000	<b>Acquisition Type</b>	Fee Simple
	10 ac	<b>REPA Score</b>	8.96 of 9.44 Santa Fe River
		<b>KBN Project/Score</b>	Santa Fe River ranked 1 of 47
<b># Buildings</b>	0	<b>Elevation Range</b>	130-134ft.
<b>Just Value</b>	\$3,000	<b>Bald Eagle</b>	N/A
<b>Total Value (Just, Misc, Bld)</b>	\$3,000	<b>FWC Species Model</b>	Black Bear, Bobcat, Cooper's Hawk, American Alligator, Great Egret, Indigo Snake, Osprey, Snapping Turtle, Little Blue Heron, Spotted Turtle, and Turkey
<b>Asking Price</b>	N/A	<b>FNAI Element Occurrence</b>	Eastern Diamondback Rattlesnake within 200ft of parcel boundary
<b>FLU</b>	Rural/Agriculture	<b>FEMA 100 &amp; 500 year flood plain</b>	100% in 100-year flood plain. None in 500-year flood plain
<b>Zoning</b>	Agricultural	<b>Archaeological Sites</b>	None

**Special Designations:** Approximately 99.7% of the property falls within the Santa Fe River Strategic Ecosystem. The property is entirely located in the 100-year floodplain and covered in wetlands. In addition, 99.5% of the parcel falls within the Outstanding Florida Waterways. There is a high potential for sovereign submerged land which would be delineated during a survey.

**Land Cover:** The natural communities within the parcel include major river, floodplain swamp, bottomland forest, and mesic flatwoods. The major river is about ¼ mile of the Santa Fe River. South of the river is floodplain swamp which was holding water at the time of the site visit, characterized by bald cypress, swamp tupelo, and red maple. Beyond the floodplain swamp is a band of bottomland forest containing loblolly pine, red maple, and sweetgum. The southwest corner of the parcel has less than one acre of mesic flatwoods with loblolly pine, saw palmetto, and gallberry.

**Conservation Land Context:** 1,015 ft. shared boundary with Santa Fe River Headwaters Preserve West. About ¼ mile shared boundary with Santa Fe River.

**Development Review:**

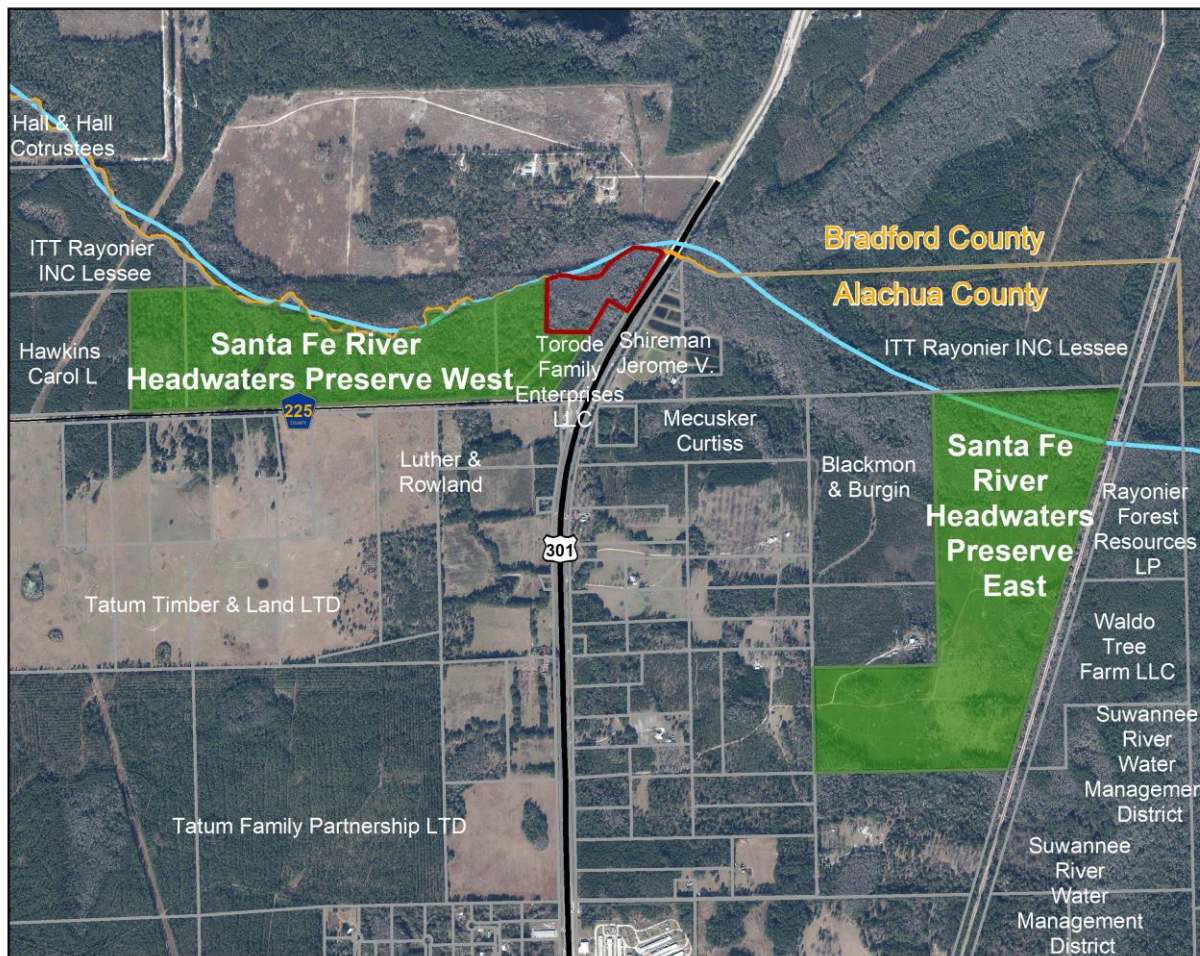
*This development analysis is based on a limited desk-top review and is founded upon current County Land Development Regulations and Comprehensive Plan policies. The Development Scenario is oversimplified and is meant only to convey a general sense of the potential of development intensity that could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

The parcel has a Future Land Use of Rural Agricultural. In accordance with the Alachua County Comprehensive Plan, Rural Agricultural areas are intended to be protected in a manner consistent with preservation of agriculture, open space, rural character, and the preservation of environmentally sensitive areas. Under the current land use and zoning the property may be developed at a maximum intensity of 1 dwelling unit per 5 acres.

The ample natural features on the parcels have protection from development activities under current regulations. As per Alachua County ULDC, the wetlands on site would be protected from development along with an upland buffer. Wetlands associated with the Santa Fe River OFW require a 200-ft buffer (150-ft minimum). The bulk of the property is located within a strategic ecosystem which requires preservation of up to 50% of the upland area; inclusive of wetland buffers. However, there does not appear to be any uplands on the property.



## Santa Fe River - Shireman Surrounding Parcels Map



### Legend

- Shireman Parcel (10 ac)
- Public Parcels
- County Boundary
- Alachua County Creeks

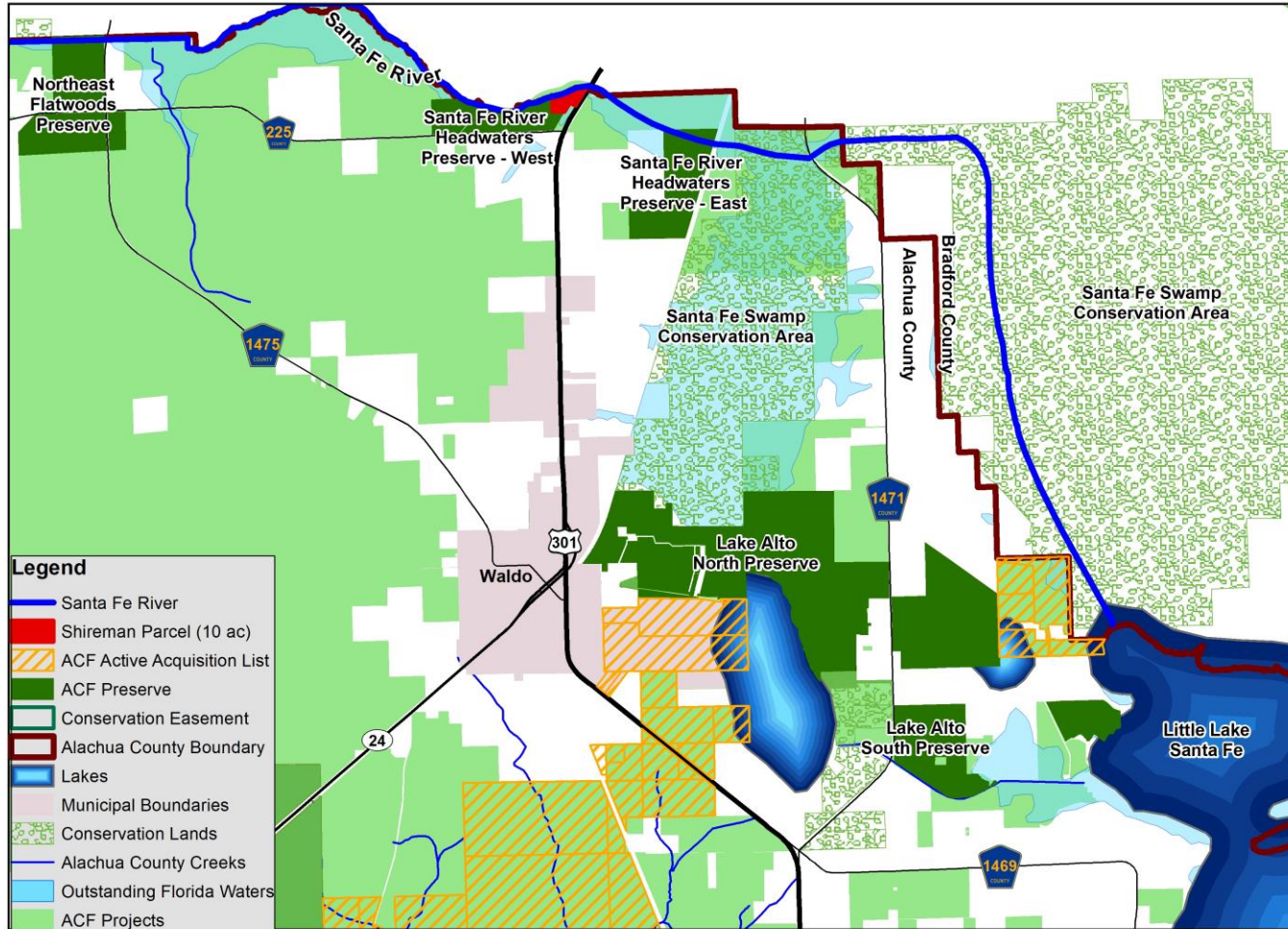


0 0.275 0.55 1.1 Miles

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# Santa Fe River – Shireman Location Map



- Legend**
- Santa Fe River
  - Shireman Parcel (10 ac)
  - ACF Active Acquisition List
  - ACF Preserve
  - Conservation Easement
  - Alachua County Boundary
  - Lakes
  - Municipal Boundaries
  - Conservation Lands
  - Alachua County Creeks
  - Outstanding Florida Waters
  - ACF Projects



0 0.75 1.5 3 Miles

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