

Northeast Flatwoods and Buck Bay Flatwoods			
Rayonier - Wellfield to Austin Cary Connector			
8/22/2024			
Project Score		Buildings	
7.00 of 10.00		1 on ACPA, 1 on site (cell tower)	
Inspection Date		Just Value	Just Value Per Acre
8/15/2024		\$2,941,330	\$303
Size		Total Value (Just, Misc,	Total Value Per Acre
9,696.50		\$12,095,118	\$1,247.37
Parcel Number	Acreage (ACPA)	Acquisition Type	
16944-000-000	120	Fee Simple or Conservation Easement	
16946-001-000	80	Natural Community	Condition
16950-000-000	318	Basin Swamp	Very Good
16964-000-000	85	Wet Flatwoods	Good
17092-000-000	508.3	Mesic Flatwoods	Fair to Good
17110-000-000	640	Dome Swamp	Good
17117-000-000	480	Sandhill	Fair to Good
17128-000-000	356.52	Floodplain Swamp	Good
17129-000-000	35.16	Baygall	Very Good
17536-000-000	91.03	Depression Marsh	Good
17537-000-000	3.47	Flatwoods Lake	Good
17541-000-000	162.5	Bog	Good
07769-000-000	640	Blackwater Stream	Very Good
07770-000-000	635		
17544-000-000	160	Other	Condition
17547-000-000	640	Pine Plantation	Good
17548-000-000	634	Old Field Pine Plantation	Good
17553-000-000	34.43	Archaeological Sites	
07761-000-000	131.07	0 recorded on site, 3 in 1 mile	
07763-000-000	80	Bald Eagle Nests	
07771-000-000	636	0 on site, 0 in one mile	
07772-000-000	640		
07788-000-000	640	Section-Township-Range	
07790-000-000	72	09-08-21	27-08-21
07797-000-000	186.48	10-08-21	28-08-21
07809-000-000	553	15-08-21	25-08-20
07817-000-000	565	16-08-21	26-08-20
07820-001-000	203.85	21-08-21	29-08-21
07874-000-000	225.7	22-08-21	30-08-21
16954-000-000	90	33-08-21	27-08-20
16973-000-000	20	22-08-20	34-08-20
16908-000-000	30	21-08-20	35-08-20
		11-08-21	02-09-20
		03-09-20	11-09-20
REPA Score	6.58 of 9.44 (Buck Bay Flatwoods- ACF Project Area)		
	7.29 of 9.44 (Northeast Flatwoods- ACF Project Area)		
KBN Score	Ranked 20th of 47 projects (Buck Bay Flatwoods Strategic Ecosystem)		
	Ranked 15th of 47 projects (Northeast Flatwoods Strategic Ecosystem)		
Outstanding FL Waters	NA		

I:\Land Conservation\ACQUISITION\Projects\Misc\2024 Rayonier\Evaluation (Prepared by: A. Christman 8/22/24)

The Northeast Flatwoods/Buck Bay Flatwoods-Rayonier: Connector property is a 9,696 acre property located between the City of Gainesville and Waldo, on the northwest side of Waldo Road. The primary feature of the property is a long corridor of forestland connecting the county's Buck Bay Flatwoods Preserve and the Murphree Wellfield Conservation Easement with the Austin Cary Teaching Forest and other public conservation lands within the Florida Wildlife Corridor in Alachua County. This creates a critical linkage between the conservation lands in this part of the County and serves as a potential secondary contributor to the O2O corridor and the Florida Wildlife Corridor footprint in Alachua County. The property also includes a significant portion of the remaining portions of the Murphree Wellfield primary, secondary, and tertiary protection zones not yet in public ownership.

The property has established access to several public roads, including US HWY 301, CR 1469, Waldo Road, and CR 225. Additionally, access exists to smaller public and private roads.

The property falls partially within two Strategic Ecosystems. The western 3,933 acres, which are adjacent to the Conservation Easement established to add protection to the Murphree Wellfield fall within the Buck Bay Flatwoods Strategic Ecosystem. The Remainder of the property, or 5.655 acres, fall within the Northeast Flatwoods Strategic Ecosystem, with the exception of 108 acres along the eastern edge of the property which do not fall within a strategic ecosystem. The property falls partially within the Santa Fe River Basin Management Action Plan area, and partially within the Orange Creek Basin Management Action Plan area. Due to its size, the property contributes to the Santa Fe River, Hatchett Creek, East Louise, Monteocha Creek, Little Monteocha Creek, Gumroot Swamp, and "Unnamed Slough" watersheds. One third of the property (3,600 acres) is wetland.

There are 3,600 acres of wetlands on the property, covering 37% of the property. Approximately 150+ dome swamps are scattered across the entire area, embedded in the uplands and pine plantations. Several large basin swamps, each of 200+ acres in size are found in the central and southwestern portion of the property, and many smaller basin swamps are scattered across the entire property as well as depression marshes and baygalls. The property contains portions of two blackwater streams, 4,100 feet of Hatchet Creek, and 2,500 feet of Monteocha Creek, with associated floodplain swamps; and protects headwaters areas of Little Hatchet Creek, Hatchet Creek, Little Monteocha Creek, and Bee Tree Creek. The property is located within the area of the county with a confining clay layer providing some aquifer protection.

The 6,000+ acres of uplands on the property are predominantly mesic flatwoods now managed as pine plantation, with a mixture of slash pine and loblolly pine of varying age classes, with a mixture of merchantable and pre-merchantable stand conditions. Most of the pine plantations are bedded, but the majority of them retain moderately to highly diverse understory species composition, while others retained lower to moderate diversity. A smaller area of sandhill with moderately intact groundcover planted with longleaf pine in one area and possibly sand pine in another portion is located in the SW portion of the property. Areas of wet flatwoods are located associated with the ecotones of the basin swamps, where they have not been fully harvested or planted into a plantation status. Two commercially exploited plants occur on the property: Royal fern, and Cinnamon fern.

A small number of what appear to be 5+ acre pine research plots are located in different areas of the property. Each is a rectangular planting area with no evidence of thinning, marked as a research plot. No infrastructure seems associated with these. A cellular tower has been constructed on the property, near the access gate on Waldo Road, and it is fenced off and marked, the ACPA record indicates a tower permit on the parcel.

Roads and gates are maintained in very good condition. No evidence of solid waste was observed onsite. The area is used for recreational hunting under a lease agreement (presumably) and while there are hunt stands, deer feeder troughs, and hunt area markers across the site it is clear the property has been well-cared for and maintained. There are several locations where drainages cross the service roads, and those all have either low water crossings or culverts in good condition.

Wildlife observed during the site visit include: several bird species (blue-grey gnatcatcher, northern cardinal, red bellied woodpecker, Carolina wren, white-eyed vireo, red-tailed hawk, black vulture, wild turkey, and American crow), White tailed deer, and tracks of raccoon, opossum, and coyote. Active gopher tortoise burrows were observed as well. Two commercially exploited plants occur on the property: Royal fern, and Cinnamon fern.

Non-native invasive species were observed at low distribution, primarily associated with the service roads on the property. Japanese climbing fern was observed in limited locations on road shoulders and ditches, cogongrass was observed within pine plantation in neo areas, and scattered invasive tree species were observed along the service roads within the property, including Chinaberry, Camphor tree, Chinese tallow, Mimosa and others. Torpedograss was observed in some areas of the service roads within the middle parcels.

Three cultural sites have been documented within 1 mile of the property, all were identified as "prehistoric with pottery" in the Florida Master Site File. Many historic structures occur within 1 mile of the property, primarily associated with historic community of Waldo. No cultural sites have been documented on the property.

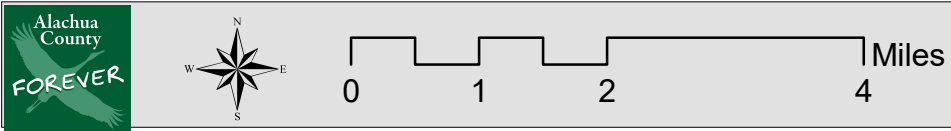
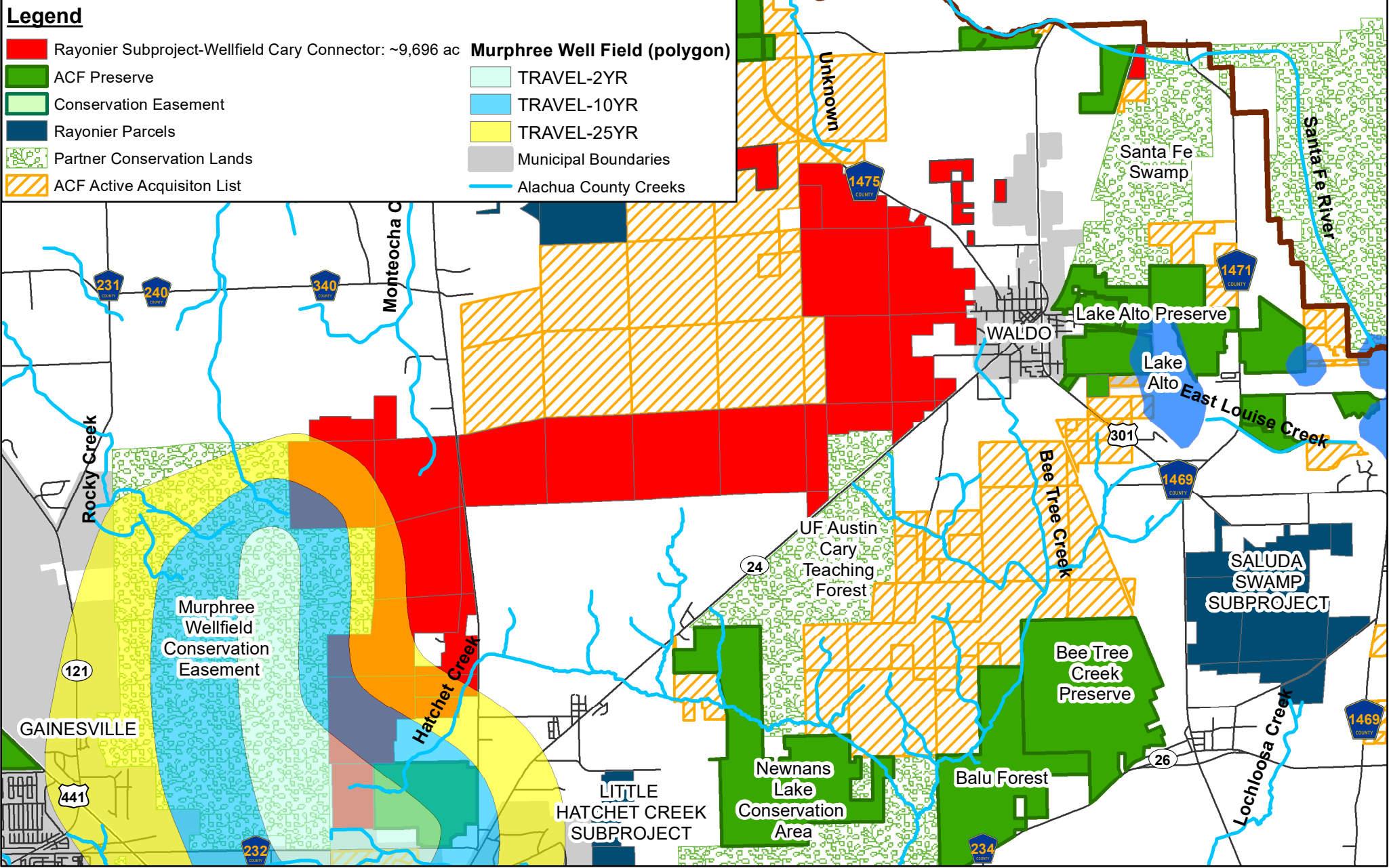
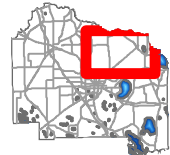
A Development Review has not been completed for this property yet, but it meets the criteria for potential development with public road frontage and upland footprint. For scoring the property was assigned the minimum score it might be rated for development potential. Actual scoring following development review is likely to increase the overall matrix score for the property.

REPA - Notheast Flatwoods/Buck Bay Flatwoods - Rayonier: Connector - 8/22/24					
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;		5		
	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;		4		
	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;		2		
	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;		5		
	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;		5		
	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;		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;		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;		5		
	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			3.75	
	RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE	1.333			5.00
(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.		3		
(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;		2		
	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		2		
	AVERAGE FOR ACQUISITION AND MANAGEMENT VALUES			3.00	
	RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE	0.667			2.00
	TOTAL SCORE				7.00
NOTES					
	General Criteria Scoring Guidelines				
	1 = Least beneficial, 2 = Less Beneficial than Average, 3 = Average, 4 = More Beneficial than Average, 5 = Most Beneficial				

I:\Land Conservation\ACQUISITION\Projects\Misc\2024 Rayonier\Evaluation (Prepared by: A. Christman 8/22/24)



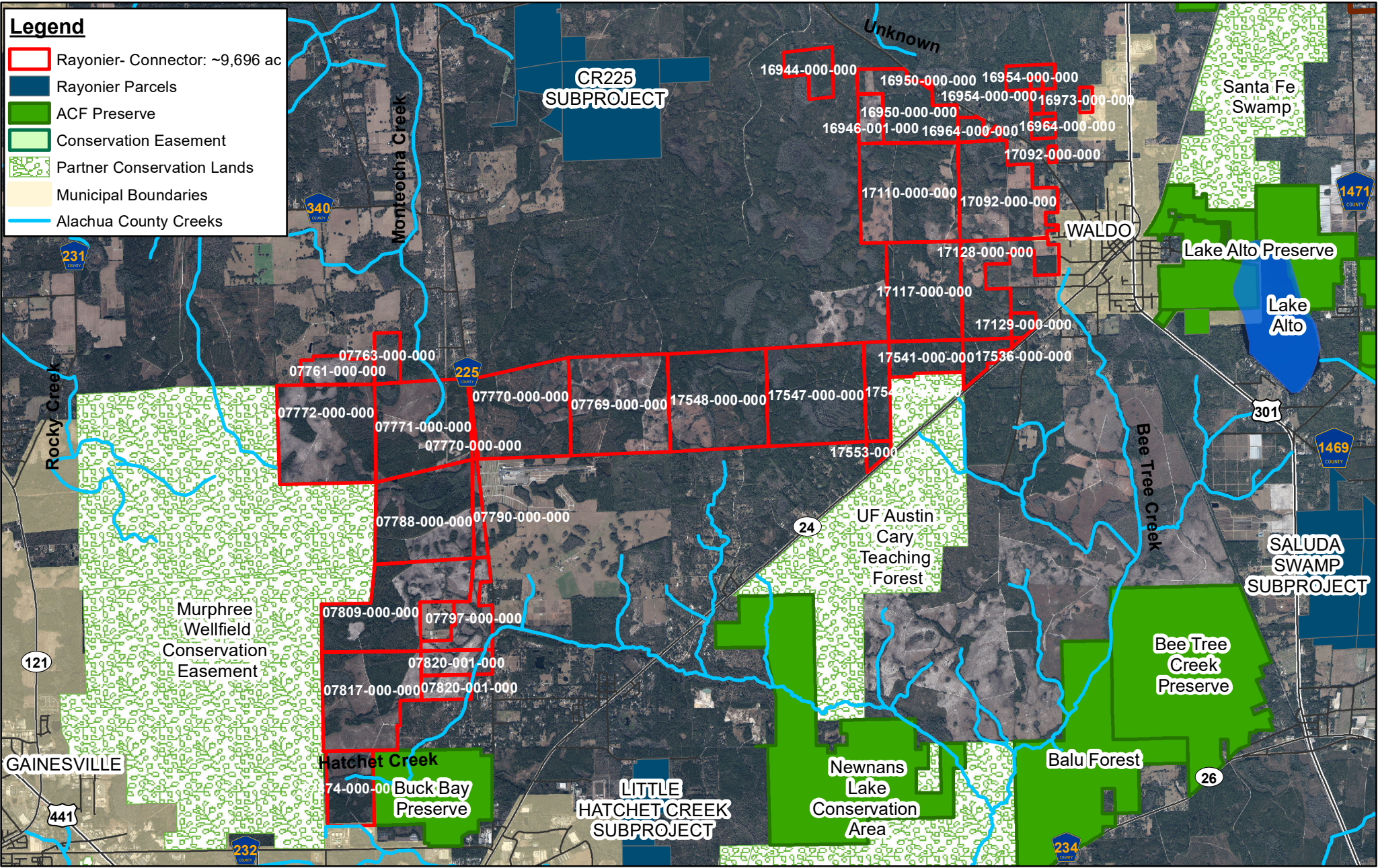
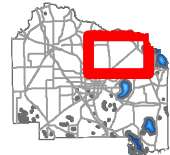
NE Flatwoods/Buck Bay Flatwoods - Rayonier:Connector Sub-Project Location and Wellfield Map



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NE Flatwoods/Buck Bay Flatwoods - Rayonier:Connector Sub-Project Parcel Map



Alachua County
FOREVER

0 1 2 4 Miles

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Lake Santa Fe
Rayonier: Saluda Swamp
8/22/2024

Project Score		Buildings	
6.20 of 10.00		0 on ACPA, 0 on site	
Inspection Date		Just Value	Just Value Per Acre
8/14/2024		\$651,345	\$354
Size		Total Value (Just, Misc, Bldg)	Total Value Per Acre
1,839.25 acres		\$3,655,245	\$1,987.36
Parcel Number	Acreage (ACPA)	Acquisition Type	
18437-000-000	176.13	Fee Simple or Conservation Easement	
18456-000-000	259.9	Natural Community	Condition
18468-000-000	50	Basin Swamp	Very Good
18527-000-000	92.22	Wet Flatwoods	Good
18548-000-000	600	Mesic Flatwoods	Fair
18550-000-000	400	Dome Swamp	Good
18555-000-000	30	Bay gall	Very Good
18638-000-000	231	Other	Condition
		Pine Plantation	Good
		Old Field Pine Plantation	Good
Section-Township-Range		Archaeological Sites	
18-09-21		0 recorded on site, 6 in 1 mile	
19-09-21		Bald Eagle Nests	
		0 on site, 0 in one mile	

REPA Score 6.87 of 9.44 (Lake Santa Fe- ACF Project Area)
KBN Score Ranked 36th of 47 projects (Saluda Swamp Strategic Ecosystem)
Outstanding Florida Water NA

The Lake Santa Fe- Rayonier: Saluda Swamp property consists of 1,839 acres across 8 connected parcels in northeastern Alachua County. The property is located southeast of Waldo between Lake Santa Fe and US Highway 301. The property has frontage on US Highway 301, County Road 1469, two county-maintained public roads (NE 108th Place and NE 77th Lane) and a private road (NE 102nd Place). Ninety-five percent (1,731 acres) of the property lies within the Saluda Swamp Strategic Ecosystem. The property falls within the Florida Wildlife Corridor and within the Lake Santa FE ACF project area. The property is located within the unincorporated area of Alachua County.

Overall, the Saluda Swamp Strategic Ecosystem is an area of commercial pine flatwoods forest containing a large swamp, several smaller ones, and a small creek. It is a headwaters area for a tributary of Hatchet Creek, and also contributes to the headwaters of Lochloosa Creek. The property uplands are predominantly pine plantation, with a mixture of slash pine and loblolly pine of varying age classes, with a mixture of merchantable and pre-merchantable stand conditions.

The pine plantations are bedded, but approximately 70% of them retain highly diverse understory species composition, while others retained moderate diversity. A small number of the stands are undergoing commercial pine straw harvest which reduces the understory diversity.

Approximately 593 acres, or 1/3 of the property is wetland. The main wetland feature is the large, central basin swamp, Saluda Swamp, in very good conditions with diverse overstory, midstory, and understory species. Other wetland communities include dome swamps, baygall, and a depression marsh, all of which are in very good or good condition, imbedded in the uplands. The site evaluation was conducted approximately 1 week following Hurricane Debby and the associated rainfall in the county. During the evaluation, all wetlands contained standing water and the ditches were wet as well. The system of service roads was in good condition, with culverts and low waster crossings where needed. The property falls within the Orange Creek Basin Management Action Plan area.

Wildlife observed during the site visit include: several bird species (brown headed nuthach, blue-grey gnatcatcher, northern cardinal, red bellied woodpecker, northern parula warbler, Carlina wren, white-eyed vireo, yellow-throated vireo, blue grosbeak, wild turkey, American crow), White tailed deer, and tracks of raccoon, opossum, and coyote. Active gopher tortoise burrows were observed as well. Two commercially exploited plants occur on the property: Royal fern, and Cinnamon fern.

Non-native invasive species were observed at low to moderate distribution, primarily associated with the service roads on the south side of the property. Japanese climbing fern and Caesar weed were observed along the road shoulders and ditches, as was Chinese brake fern. Cogongrass was observed within pine plantation in two areas, and scattered invasive tree species were observed along the service roads within the property, including Chinaberry, Camphor tree, Chinese tallow, and others.

Current uses of the property are timber production and recreational hunting. Standard evidence of hunting onsite was observed in hunt stands in locations across the property, and one central hunt camp. The hunt camp consisted of temporary shade covers over ATVs and UTVs, and campers. Typical signage was observed across the property marking assigned hunt areas for different hunters. The property was extremely well-kept and orderly from this use. Very little solid waste was observed on the property. The items that were noted were in one area associated with recent pine straw harvest, and included bags, twine, and buckets.

The property lies approximately ¼ mile east of the County Balu Forest Preserve, but across Hwy 301. Elevation on the property ranges from 174 feet above msl in the uplands to 144 feet above msl in the center of Saluda Swamp.

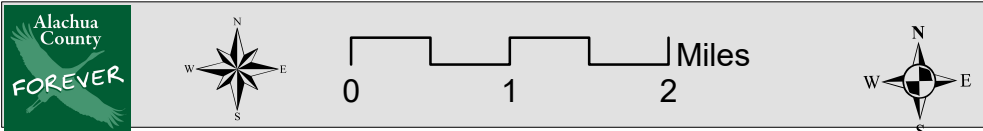
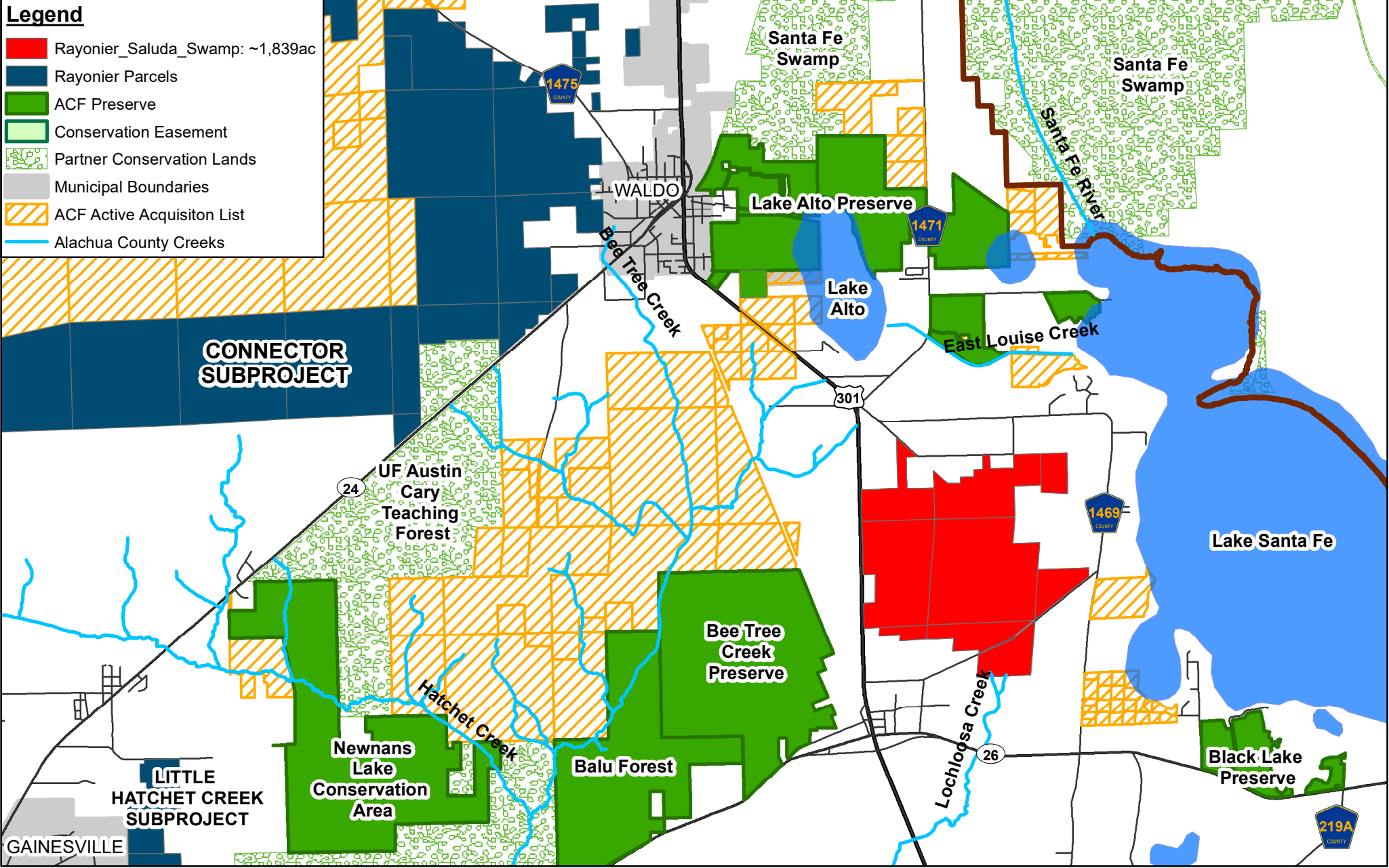
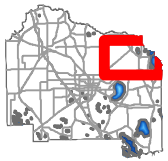
A Development Review has not been completed for this property yet, but it meets the criteria for potential development with public road frontage and upland footprint. For scoring the property was assigned the minimum score it might be rated for development potential. Actual scoring following development review is likely to increase the overall matrix score for the property.

REPA - Lake Santa Fe - Rayonier-Saluda Swamp - 8/22/24

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;		5		
	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;		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;		2		
	D. Whether the property is functionally connected to other natural communities;		2		
	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;		5		
	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;		2		
	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;		1		
	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 appropriate;	5			
	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			3.05	
	RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE	1.333			4.07
(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;	3			
	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	2			
	AVERAGE FOR ACQUISITION AND MANAGEMENT VALUES			3.20	
	RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE	0.667			2.13
	TOTAL SCORE				6.20
NOTES					
	<u>General Criteria Scoring Guidelines</u>				
	1 = Least beneficial, 2 = Less Beneficial than Average, 3 = Average, 4 = More Beneficial than Average, 5 = Most Beneficial				

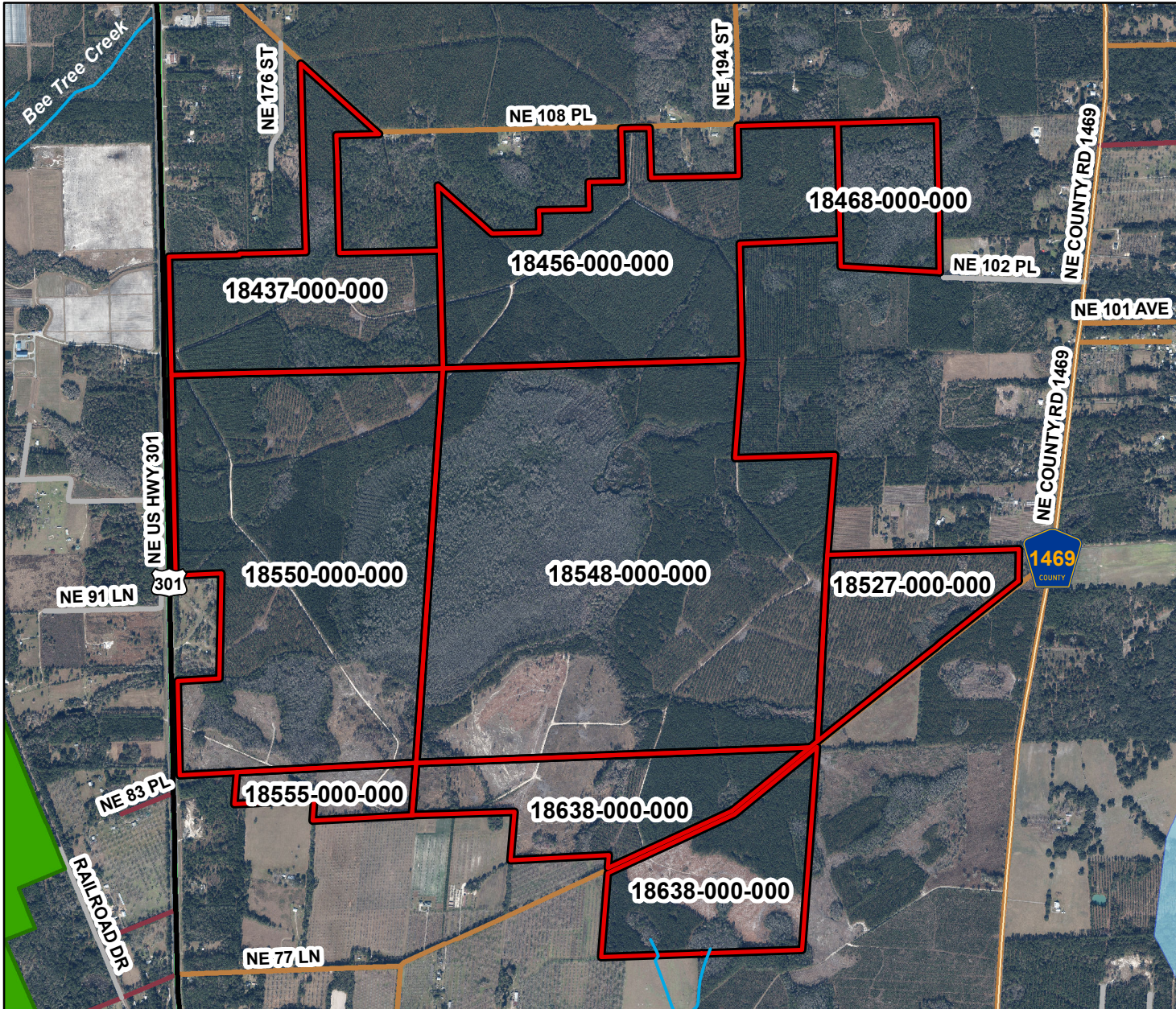


Lake Santa Fe - Rayonier: Saluda Swamp Sub-Project Location Map




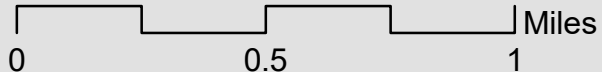
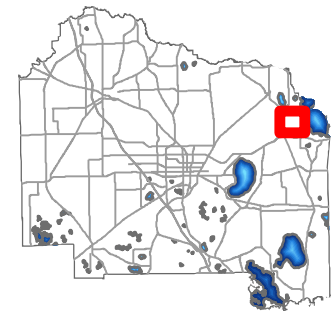
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Lake Santa Fe - Rayonier: Saluda Swamp Parcel Map



Legend

-  Rayonier_Saluda_Swamp: ~1,839ac
-  Alachua County Creeks
-  Lakes
-  ACF Preserve
-  Partner Conservation Lands



**Northeast Flatwoods/Santa Fe River
Rayonier - CR225/River
8/22/2024**

Project Score		Buildings	
6.53 of 10.00		0 on ACPA, 0 on site	
Inspection Date		Just Value	Just Value Per Acre
8/14/2024		\$372,300	\$307
Size		Total Value (Just, Misc, Bldg)	Total Value Per Acre
1,211.31 acres		\$1,837,973	\$1,517.73
Parcel Number	Acreage (ACPA)	Acquisition Type	
05359-000-000	40	Fee Simple or Conservation Easement	
05440-000-000	114	Natural Community	Condition
07602-001-000	41.62	Basin Swamp	Good
07605-000-000	181.16	Wet Flatwoods	Good
07702-001-000	114.53	Mesic Flatwoods	Fair
07711-000-000	640	Scrubby Flatwoods	Fair
16941-000-000	80	Dome Swamp	Good
		Basin Marsh	Good
		Bay gull	Very Good
		Other	Condition
		Pine Plantation	Good
		Old Field Pine Plantation	Good
Section-Township-Range		Archaeological Sites	
01-08-20	12-08-20	0 recorded on site, 1 in 1 mile	
02-08-20	07-08-21	Bald Eagle Nests	
11-08-20	13-07-19	0 on site, 0 in one mile	
24-07-19			
REPA Score	8.96 of 9.44 (Santa Fe River- ACF Project Area)		
	7.29 of 9.44 (Northeast Flatwoods- ACF Project Area)		
KBN Score	Ranked 1st of 47 projects (Santa Fe River Strategic Ecosystem)		
	Ranked 15th of 47 projects (Northeast Flatwoods Strategic Ecosystem)		
Outstanding FL Waters	NA		

The Northeast Flatwoods and Lake Santa Fe -Rayonier:CR225/River property consists of 1,211 acres across 7 parcels in north-central Alachua County. The property includes two tracts, one (River Tract) located north of Lacrosse in the Santa Fe River ACF project area, and the other (CR225 Tract) located between Waldo and Lacrosse, adjacent to County Road 225 in the Northeast Flatwoods ACF project Area. The property is located in the area of the county with a confining layer clay layer over the aquifer. The property falls within the Santa Fe River Basin Management Action Plan Area.

The CR225 Tract contributes to the watersheds of the Santa Fe River, Monteocha Creek, and “Unnamed Slough”, falls entirely within the Northeast Flatwoods Strategic Ecosystem and is in an area which contributes 12 or more inches of water to the aquifer. The CR 225 tract is in an area of lower aquifer vulnerability. The River Tract falls entirely within the Santa Fe River watershed, partially (26%) within the Santa Fe River Strategic Ecosystem, and in an area which contributes between 4 to 8 inches of water to the aquifer annually. The River Tract is in an area of moderate aquifer vulnerability. The River Tract was assessed remotely.

The property uplands are predominantly pine plantation, primarily planted in slash pine of varying age classes, with a mixture of merchantable and pre-merchantable stand conditions. The pine plantations are bedded, but the approximately half of the stands retain moderately diverse understory species composition, while others retained lower diversity due to stand conditions and age (unthinned 14-16 year old pine with closed canopy and heavy pine needle cast).

Approximately 427 acres, or 1/3 of the property is wetland. The main wetland features are basin swamps, dome swamps, basin marsh and baygall occurring across the property. These wetland communities are generally in good to very good conditions with diverse overstory, midstory, and understory species. One basin swamp on the west side contributes to the headwaters of Monteocha Creek. One baygall was not holding water and after the recent rainfall this may be an indicator of previous drainage or ditching. Some of the isolated cypress dome swamps showed evidence of historic fire occurrence.

The main roads on the property were all in very good condition and were either parent soil or improved with lime rock, with culverts and low water crossings at creeks and drainages. No solid waste was observed on the property. The property was well secured, and there were no obvious signs of encroachments. Limited hunting infrastructure was observed, but 3 well-constructed roof covered deer feeding troughs were noted, and there seemed to be an associated hunt camp on the adjacent property not owned by Rayonier just to the east of parcel 07605-000-000.

The site evaluation was conducted approximately 1 week following Hurricane Debby and the associated rainfall in the county. During the evaluation, the southern portions of the property were wetter, and some of the roads had flowing water in them, but most roads were high & dry.

Wildlife observed during the site visit include: several bird species (black vulture, common nighthawk, downy woodpecker, pileated woodpecker, red-bellied woodpecker, and turkey), tracks of white tailed deer, raccoon, bobcat, and coyote were observed, as well as a likely otter track. Gopher tortoise burrows were also observed on the property.

No cultural sites have been documented on the property. One historic cemetery has been identified within one mile of the property (Freedom UMC Cemetery), and one area of prehistoric lithic scatter has been documented within the Florida Master Site File within one mile of the property.

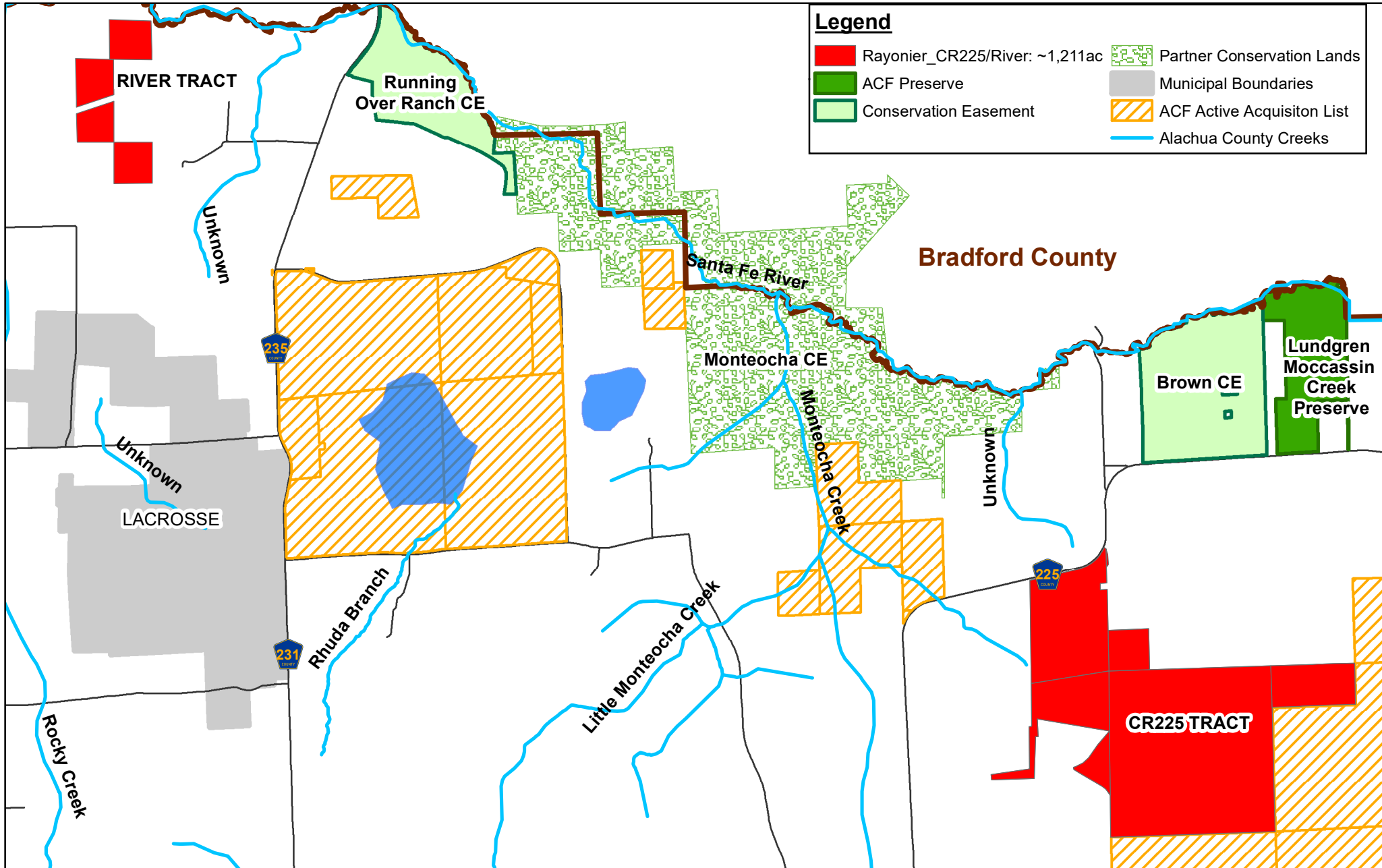
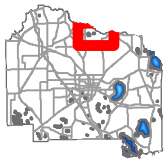
A Development Review has not been completed for this property yet, but it meets the criteria for potential development with public road frontage and upland footprint. For scoring the property was assigned the minimum score it might be rated for development potential. Actual scoring following development review is likely to increase the overall matrix score for the property.

REPA -Northeast Flatwoods/Santa Fe River - Rayonier-CR225/River - 8/22/24					
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;		3		
	B. Whether the property serves an important groundwater recharge function;		5		
	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.		3		
(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;		2		
	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;		2		
	F. Whether the property is large enough to contribute substantially to conservation efforts;		5		
	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.		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;		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			3.30	
	RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE	1.333			4.40
(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.		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;		2		
	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		2		
	AVERAGE FOR ACQUISITION AND MANAGEMENT VALUES			3.20	
	RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE	0.667			2.13
	TOTAL SCORE				6.53
NOTES					
	General Criteria Scoring Guidelines				
	1 = Least beneficial, 2 = Less Beneficial than Average, 3 = Average, 4 = More Beneficial than Average, 5 = Most Beneficial				

I:\Land Conservation\ACQUISITION\Projects_Misc\2024 Rayonier\Evaluation (Prepared by: A. Christman 8/22/24)



NE Flatwoods/Santa Fe River- Rayonier: CR225/River Sub-Project Location Map



Legend

- Rayonier_CR225/River: ~1,211ac
- ACF Preserve
- Conservation Easement
- Municipal Boundaries
- ACF Active Acquisition List
- Alachua County Creeks
- Partner Conservation Lands

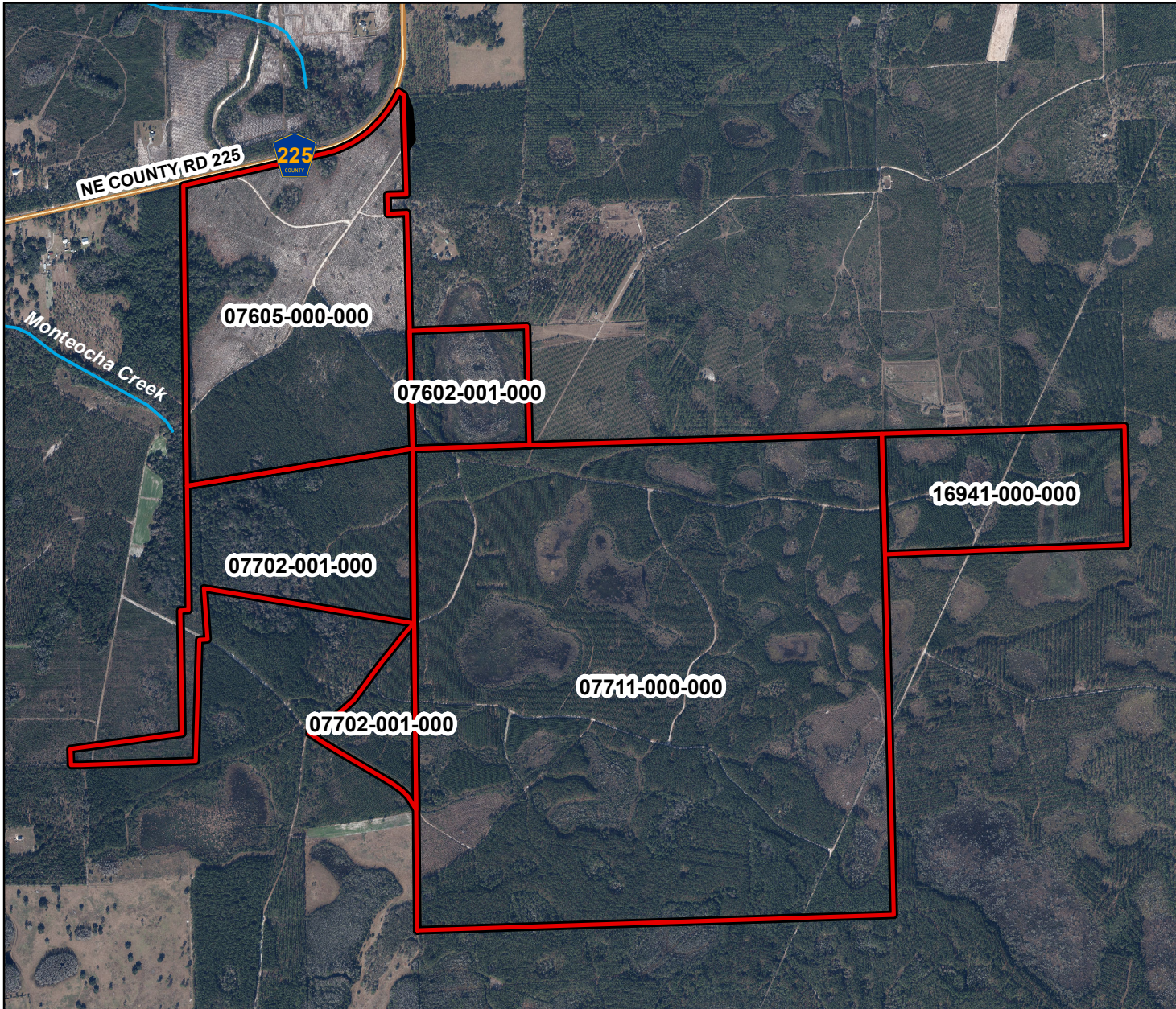
Alachua County
FOREVER

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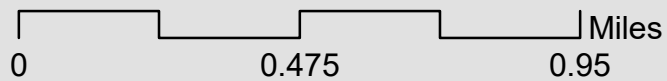
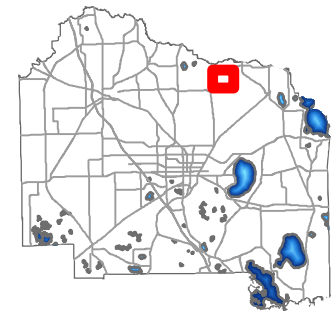
Northeast Flatwoods-Rayonier: CR225/ River Subproject

CR 225 Parcel Map



Legend

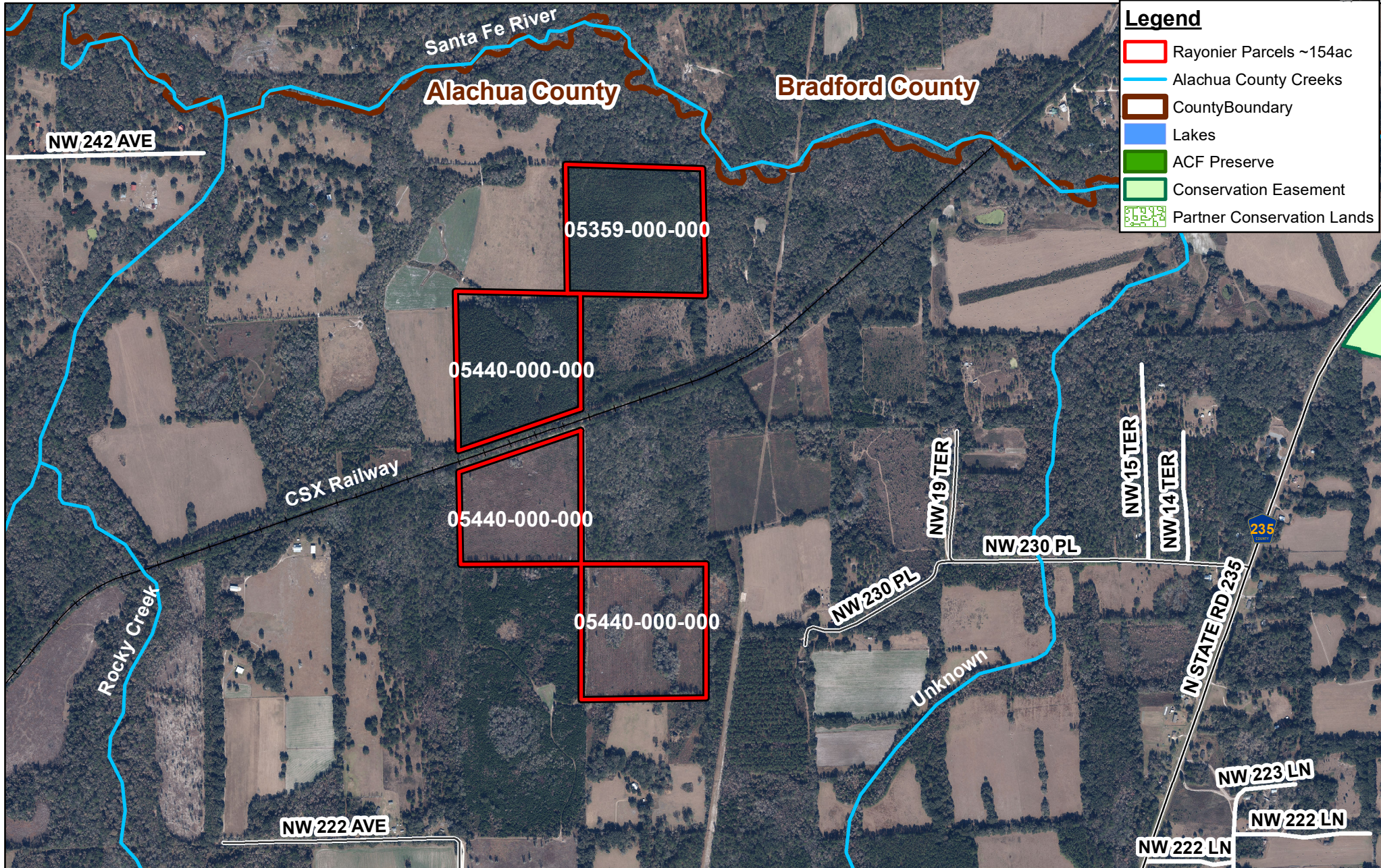
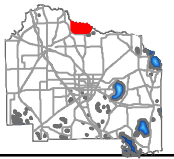
- Rayonier_CR225: ~1,057ac
- Alachua County Creeks



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Santa Fe River - Rayonier: CR225/River Sub-Project River Parcel Map



Legend

- Rayonier Parcels ~154ac
- Alachua County Creeks
- County Boundary
- Lakes
- ACF Preserve
- Conservation Easement
- Partner Conservation Lands

0 0.35 0.7 Miles

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**N/A (Austin Cary Flatwoods)
Rayonier - Little Hatchet Creek
8/22/2024**

Project Score		Buildings	
6.47 of 10.00		0 on ACPA, 0 on site	
Inspection Date		Just Value	Just Value Per Acre
8/15/2024		\$178,600	\$345
Size		Total Value (Just, Misc, Bldg)	Total Value Per Acre
518 acres		\$570,996	\$1,102.31
Parcel Number	Acreage (ACPA)	Acquisition Type	
17665-003-000	190.87	Fee Simple or Conservation Easement	
17673-001-000	18.21	Natural Community	
17685-001-000	309.18	Condition	
		Sandhill	Very Good
		Wet Flatwoods	Good
		Mesic Flatwoods	Good
		Dome Swamp	Good
		Floodplain Swamp	Good
		Blackwater Stream	Good
		Bay gall	Good
		Other	Condition
		Pine Plantation	Good
		Old Field Pine Plantation	Good
Section-Township-Range		Archaeological Sites	
18-09-21		0 recorded on site, 6 in 1 mile	
19-09-21		Bald Eagle Nests	
		0 on site, 0 in one mile	

REPA Score NA (adjacent to 7.36 of 9.44 Austin Cary- ACF Project Area)
KBN Score Ranked 8th of 47 projects (Gum Root Swamp Strategic Ecosystem)
Outstanding FL Waters NA

The 518 acre Austin Cary Flatwoods – Rayonier: Little Hatchet Creek property is located on the southeast of the City of Gainesville, between the Gainesville Regional Airport and the Alachua County Solid Waste and Resource Recovery Center. The property includes three parcels, and falls 82% within the Gum Root Swamp Strategic Ecosystem. The property is adjacent to but does not fall within the Austin Cary Flatwoods ACF project area. The property is located within the Orange Creek Basin Management Action Plan area. The property primarily contributes to the Gum Root Swamp watershed, but the south end of the property also contributes slightly to the Airport Drain watershed. The property is adjacent to the public, county-maintained road, NE 67th Ave, and NE 49th Ave., a City of Gainesville-maintained road.

The property contains over 4,100 feet of the blackwater stream, Little Hatchett Creek, and one of its tributaries in the southern area. The floodplain forest associated with the stream retains high diversity of native hardwood overstory, as well as midstory and understory species. The uplands are a mixture of primarily sandhill with a diverse and consistent carpet of wiregrass and sandhill groundcover species and midstory species with planted longleaf pines of varying ages in the overstory. Some impacts of disturbance were evident in the groundcover species observed resulting in dog fennel in some places, but not enough to dramatically diminish the groundcover quality. One area appeared to have transitions more toward xeric hammock than sandhill, but likely due to impacts of timber management. In addition, the wet flatwoods and mesic flatwoods onsite were planted with slash pine, and also included natural pine overstory. The dome swamp and baygall were dominated by cypress and tupelo, and gallberry species respectively. Two commercially exploited plants occur on the property: Royal fern, and Cinnamon fern.

Notable topographic change occurs between the north end of the property (highest elevation 165 feet above msl), and the south end of the property (lowest elevation 78 feet above msl). The areas of higher elevation contain sandhill habitat. The areas of lowest elevation are associated with the Little Hatchet Creek floodplain swamp as it flows toward Newnans Lake off-property.

The property is adjacent to the Gainesville Airport property (to the south), and adjacent to several parcels owned by Alachua County under the management of the Solid Waste and Resource Recovery Department on the east and west side. Most significant among these are the closed landfills on the east side of the property which are vegetated/forested and form a habitat corridor to the Newnans Lake Conservation Area property managed by St. Johns River Water Management District, and jointly owned by Alachua County (acquired through Alachua County Forever) and SJRWMD, and the Conservation Management Area associated with the Solid Waste Eco Industrial Park, and managed by Alachua County Forever. Land Conservation staff for sandhill restoration and gopher tortoise habitat.

Wildlife observed onsite included several bird species, tracks of white-tailed deer and raccoon, and crayfish. Non-native invasive species were observed at low distribution associated with the service roads on the property and at moderate levels in the wetlands on the south side of the property, associated with Little Hatchet Creek. In this area, wild taro, air potato, Japanese climbing fern, Chinese tallow, and golden raintree were observed.

Six cultural sites have been documented within 1 mile of the property, identified in the Florida Master Site File as prehistoric campsites, prehistoric lithic scatter, and a 20th century historic refuse dump. No cultural sites have been documented on the property.

Very minimal solid waste was observed onsite. There is a powerline and right-of way in one area, and a small fenced area seemingly protecting an old possible septic tank or other{?}. The private lands to the east show evidence of recent prescribed fire.

A Development Review has not been completed for this property yet, but it meets the criteria for potential development with public road frontage and upland footprint. For scoring the property was assigned the minimum score it might be rated for development potential. Actual scoring following development review is likely to increase the overall matrix score for the property.

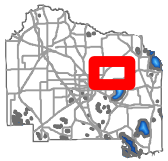
I:\Land Conservation\ACQUISITION\Projects_Misc\2024 Rayonier\Evaluation (Prepared by: A. Christman 8/22/24)

REPA - Austin Cary Flatwoods - Rayonier: Little Hatchet Creek - 8/22/24					
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.		3		
(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;		3		
	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;		5		
	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;		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;		4		
	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;		3		
	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			3.45	
	RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE	1.333			4.60
(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.		3		
(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;		2		
	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		2		
	AVERAGE FOR ACQUISITION AND MANAGEMENT VALUES			2.80	
	RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE	0.667			1.87
	TOTAL SCORE				6.47
NOTES					
	General Criteria Scoring Guidelines				
	1 = Least beneficial, 2 = Less Beneficial than Average, 3 = Average, 4 = More Beneficial than Average, 5 = Most Beneficial				

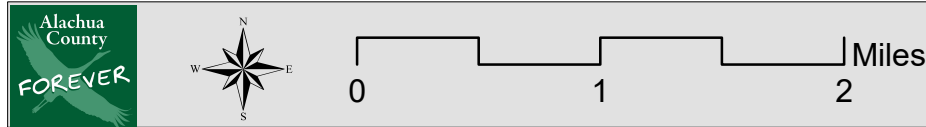
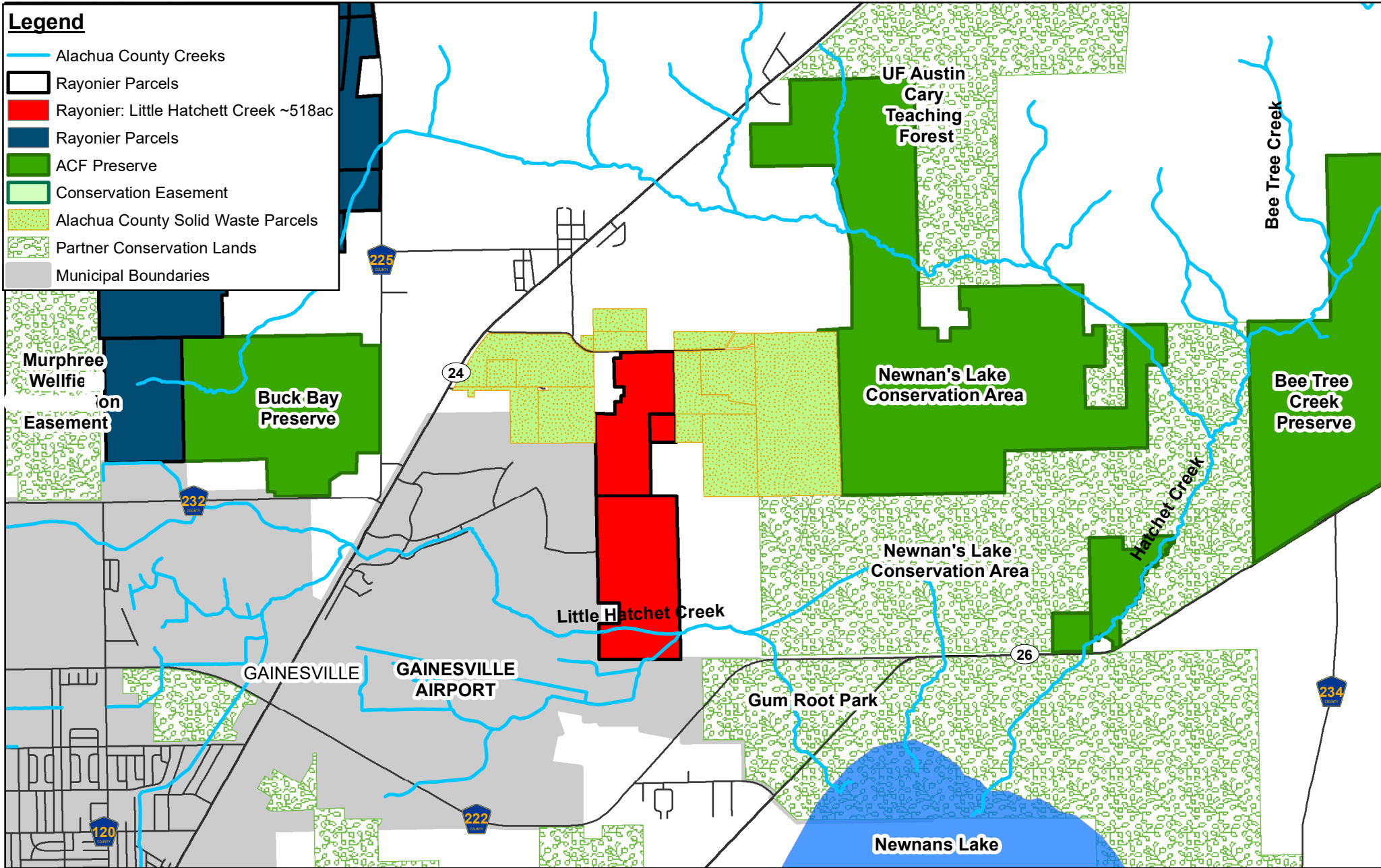
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Rayonier: Little Hatchett Creek Sub-Project Near Austin Cary Flatwoods ACF Project Areas



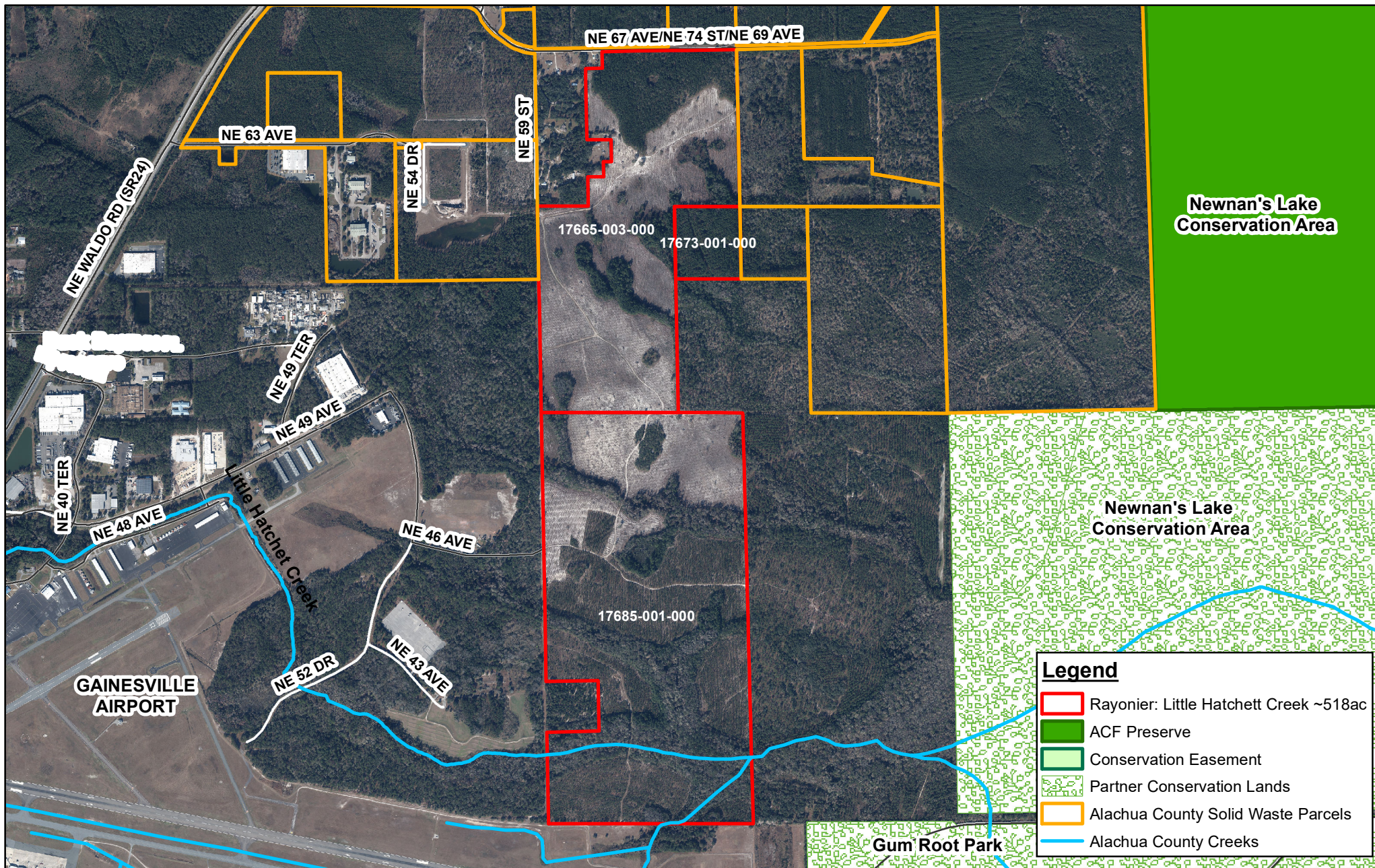
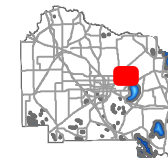
- Legend**
- Alachua County Creeks
 - Rayonier Parcels
 - Rayonier: Little Hatchett Creek ~518ac
 - Rayonier Parcels
 - ACF Preserve
 - Conservation Easement
 - Alachua County Solid Waste Parcels
 - Partner Conservation Lands
 - Municipal Boundaries



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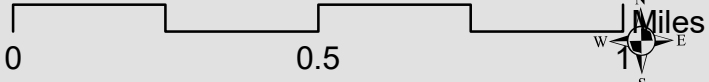


Austin Cary Flatwoods-Rayonier: Little Hatchett Creek Sub-Project Parcel Map



Legend

- Rayonier: Little Hatchett Creek ~518ac
- ACF Preserve
- Conservation Easement
- Partner Conservation Lands
- Alachua County Solid Waste Parcels
- Alachua County Creeks



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