

**Lake Santa Fe
PM Land Inc.
September 26th 2024**

Project Score		Buildings	
4.73 of 10.00		0 on ACPA, 0 on site	
Inspection Date		Just Value	Just Value Per Acre
9/5/2024		\$712,250	\$25,000
Size		Total Value (Just, Misc, Bldg)	Total Value Per Acre
28.49		\$712,250	\$25,000
Parcel Number	Acreage	Acquisition Type	
18762-000-000	17	Fee Simple	
18762-001-001	11.49	Natural Community	Condition
		N/A	
		Other	Condition
		Successional Hardwood Forest	
		Old field successional pine	
		Improved pasture	
Section-Township-Range		Archaeological Sites	
13-09-22		1 recorded on site, 1 within 1 mile	
		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 N/A of 47 projects – Not in a Strategic Ecosystem
Outstanding Florida Waters 1 OFW Lake Santa Fe - approximately 1,000 ft away

Overall Description:

The 28.49-acre PM Land Inc. property is located west of Melrose off SR 26. The property consists of two parcels (ACPA TPN 18762-000-000, and 18762-001-001) under one family ownership, and it has been nominated as a fee simple acquisition. It borders Santa Fe Lake Park to the west, a private residence to the east, Lake Santa Fe to the north, and SR 26 to the south. There is a canal on the western parcel that provides access to the lake. The property is in the Lake Santa Fe ACF project area, but it lies just outside of any Strategic Ecosystem, with Lake Santa Fe being just west and South Melrose Flatwoods just North. There were no natural communities present on the property, only altered community types consisting of successional hardwood forest, old field successional pine, improved pasture, and a human-dug canal in the center. The property is currently on the market.

Wetland features on the property consist of only the roughly .25-mile-long canal running north-south down the western parcel. The canal was originally dug in the early 1960's by the Painter family and was cleaned out and re-dug at least once in the 90's. Volunteer loblolly pines and sweetgums are growing along the sides of the canal, and there are large dirt piles on the western side which are presumed to be leftover from when the canal was excavated.

The successional hardwood forest area is in the southern third of both parcels. The overstory is predominantly laurel and water oaks with widespread camphor trees. Mixed in are mature loblolly pines, some young magnolia, sparkle berry, red cedar, and cabbage palms. The native understory and ground cover is virtually nonexistent.

The old field successional pine and improved pasture areas encompass most of the remaining property except for a few pockets along the western edge which contain more successional hardwoods. The pasture area has several sandhill plants including several paw paw species, sandhill milkweed, carphophorus, and prickly pear. The ground cover was mostly pasture grass but had a fair amount of natal grass too. There were also many active gopher tortoise burrows in this area.

Invasive plants were found throughout the property. Camphor tree was the most dominant and was found mostly in the hardwood areas. Other invasives include coral ardisia, natal grass, Chinese tallow, chinaberry, showy rattlebox, hairy indigo, and Caesars weed. Small quantities of solid waste were observed in several locations, most of which consisted of tires, gas cans, pvc pipe, concrete, t-posts, pots, and other small items. There was an area in the southeast corner that had fencing, tires, and other miscellaneous items scattered in the woods. This site was likely an old home site, as there appeared to be an open septic tank and an old well pump. There were two areas with power poles coming into the property. A tent/camp was set up in the woods near SR26. The landowner indicated that there is often someone camping out, despite numerous requests for people not to.

The property has been in the landowner's family for many years. He grew up in a house on property with farm animals and chickens. The house structure is no longer onsite, but evidence of the previous homesite remains, as described above. In the past, the landowners attempted to put an RV park on property, but the development plan was denied by the County and the Lake Dwellers Association. The sellers' parents and brother have passed away, and he no longer has plans to develop, so he wants to sell.

Wildlife observed by staff on evaluation were white-tailed deer, gray squirrel, black racers, Gopher tortoise, blue jay, cardinal, downy and piliated woodpeckers, ground and morning doves, and crow. The landowner reported regular sightings of aquatic wildlife in the canal including a variety of fish, turtles, and frogs. One archaeological site is known to occur on the property. The property was likely used for some kind of agricultural purposes in the past, as the earliest aerial photos from the 30's show most of the property being clearcut.

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 parcels are owned by PM Land Inc. and have 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.

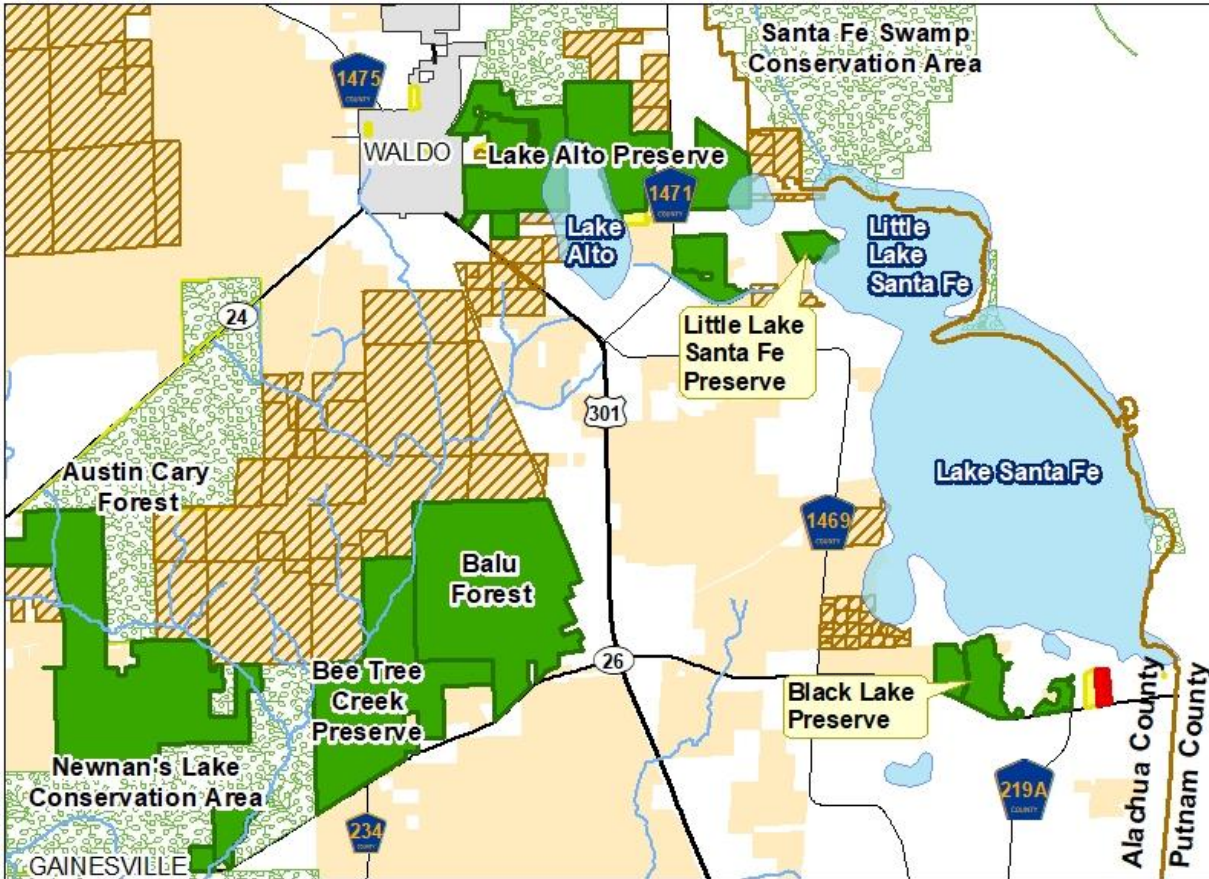
Based on a desktop review, Lake Santa Fe is at or near the northern property boundary, with an associated canal located onsite. Lake Santa Fe has a minimum 100 ft. buffer that is protected from development, while the canal would have a smaller buffer due to being historically dug in uplands.

The current zoning and future land use indicate this property is developable, however, there may be somewhat less area for development due to the surface water buffers. The remote location, limited infrastructure, and associated higher construction costs may diminish the prospects and potential for development activities as well.

REPA - Lake Santa Fe - PM Land Inc - 9-26-2024					
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;		1		
	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;		1		
	B. Whether the natural communities present on the property are rare;		1		
	C. Whether there is ecological quality in the communities present on the property;		1		
	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;		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;		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;		2		
	F. Whether the property has low incidence of non-native invasive species.		2		
(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.		3		
	AVERAGE FOR ENVIRONMENTAL AND HUMAN VALUES			2.55	
	RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE	1.333			3.40
(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);		2		
	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;		1		
	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			2.00	
	RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE	0.667			1.33
	TOTAL SCORE				4.73



PM Land Inc. Location Map



Legend

- PM Land Inc (41.98 ac)
- ACF Preserve
- Conservation Easement
- Partner Conservation Lands
- Parks
- Lakes
- Alachua County Creeks
- Active Acquisition List
- ACF Project areas
- CountyBoundary

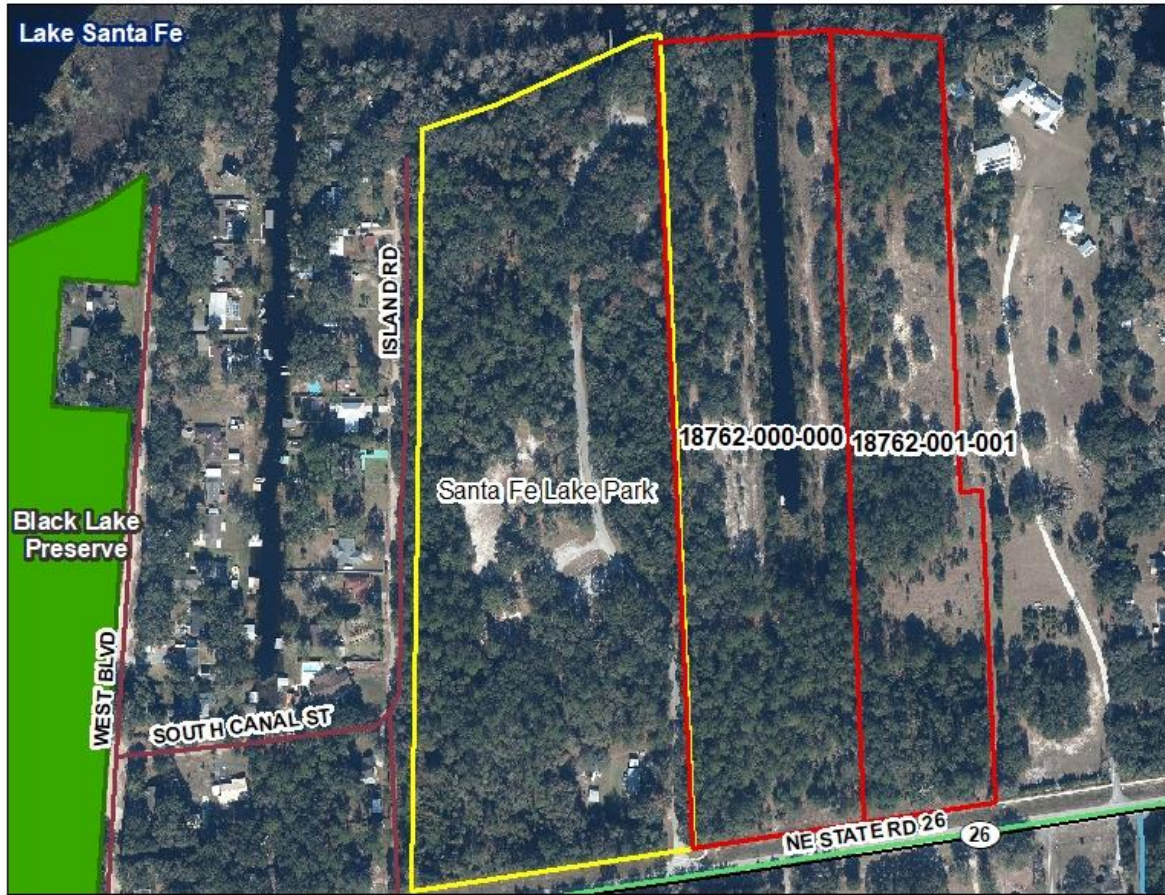


0 1.25 2.5 5 Miles

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.

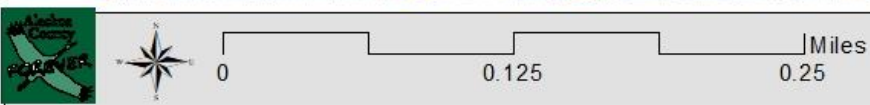


Lake Santa Fe - PM Land Inc Parcel Map



Legend

- PM Land Inc (28.49 ac)
- ACF Preserve
- Parks (ACGM)
- Roadway Classifications**
 - Federal/State
 - Private, Unincorporated
 - Public, Not County Maintained



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