

**Santa Fe River
Brown (Borris and Aldith)
5/22/2025**

Project Score		Buildings	
5.33 of 10.00		0 on ACPA, 0 on site	
Inspection Date		Just Value	Just Value Per Acre
5/9/2025		\$31,102	\$2,381
Size (ACPA Acres)		Total Value (Just, Misc, Bldg)	Total Value Per Acre
13.06		\$31,102	\$2,381
Parcel Number	Acreage	Acquisition Type	
05306-001-000	13.06	Fee Simple	
Section-Township-Range		Natural Community	Condition
05-07-19		Bottomland forest	Fair
Archaeological Sites		Other	Condition
0 recorded on site, 7 within 1 mile		Successional hardwood	
Bald Eagle Nests			
0 on site, 0 in one mile			
REPA Score		8.96 of 9.44 (Santa Fe River - ACF Project Area)	
KBN Score		Ranked 1 of 47 projects (Santa Fe River - Strategic Ecosystem)	
Outstanding Florida Waters		Santa Fe River less than 1/2 mile north	

Overall Description:

The 13.06-acre Brown property is located just south of the Santa Fe River and Worthington Springs off NW CR 239. The property consists of 1 parcel (ACPA TPN 05306-001-000) under one family ownership, and it has been nominated for a fee simple acquisition. It borders private property to the north, west, and south, and the eastern boundary is the right of way for CR 239. Within ½ a mile to the NE is the ACT Santa Fe River Preserve entrance. The property is in the Santa Fe River ACF project area and lies within the Santa Fe River Strategic Ecosystem. There was only one natural community which was Bottomland forest and one altered community type being Successional hardwood forest. There was also a human made ditch running from the culvert on CR 239 west to about the center of the property, then heading south until it left the property.

Three-quarters of the property appear to be bottomland forest which was mostly dry on the evaluation day but appear to be inundated with water most of the year. The ditch that was installed in the center of the property looks like it may have been a way to drain

water, but the effects are unknown as it is causing the vegetation to grow very thick which made it impassable. The predominant tree species were Sweetgum, Water oaks, Loblolly bay, and Red maple. There were willows, button bush and other wetland plants in the wet areas.

The SE corner of the property was a successional hardwood forest. There were mixed age Loblolly pines along with sweetgums, water oaks, and beauty berry. The under story was fairly open with small vines and shrubs.

There were some invasive plants located on the property. Climbing fern was located on the roadside edge and in the successional hardwood forest. Some Chinese tallow and skunk vine were found in the wet ditch area in the middle of the property. One area of solid waste was found on the SE corner, which was mostly appliances and barrels with some other miscellaneous items.

There was one cat faced pine stump with remnant nails and metal. Other older stumps were on site but lacked any evidence of turpentine history. Old aerials lacked the clarity to provide too much detail into the timber history on property.

Wildlife observed by staff during the evaluation were yellow rat snake, broad head skink, and a variety of birds including great crested fly catcher, red and white eyed vireos, and American crow.

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 property is a total of 13.06 acres owned by the Brown Borris Dillon & Aldith Beverley. 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.

As per Alachua County ULDC, Chapter 406, Article VI, the wetlands on site would be protected from development along with a 75ft average, 50-ft minimum buffer surrounding the wetlands. The uplands outside of the wetland and wetland buffer consists of 0.92

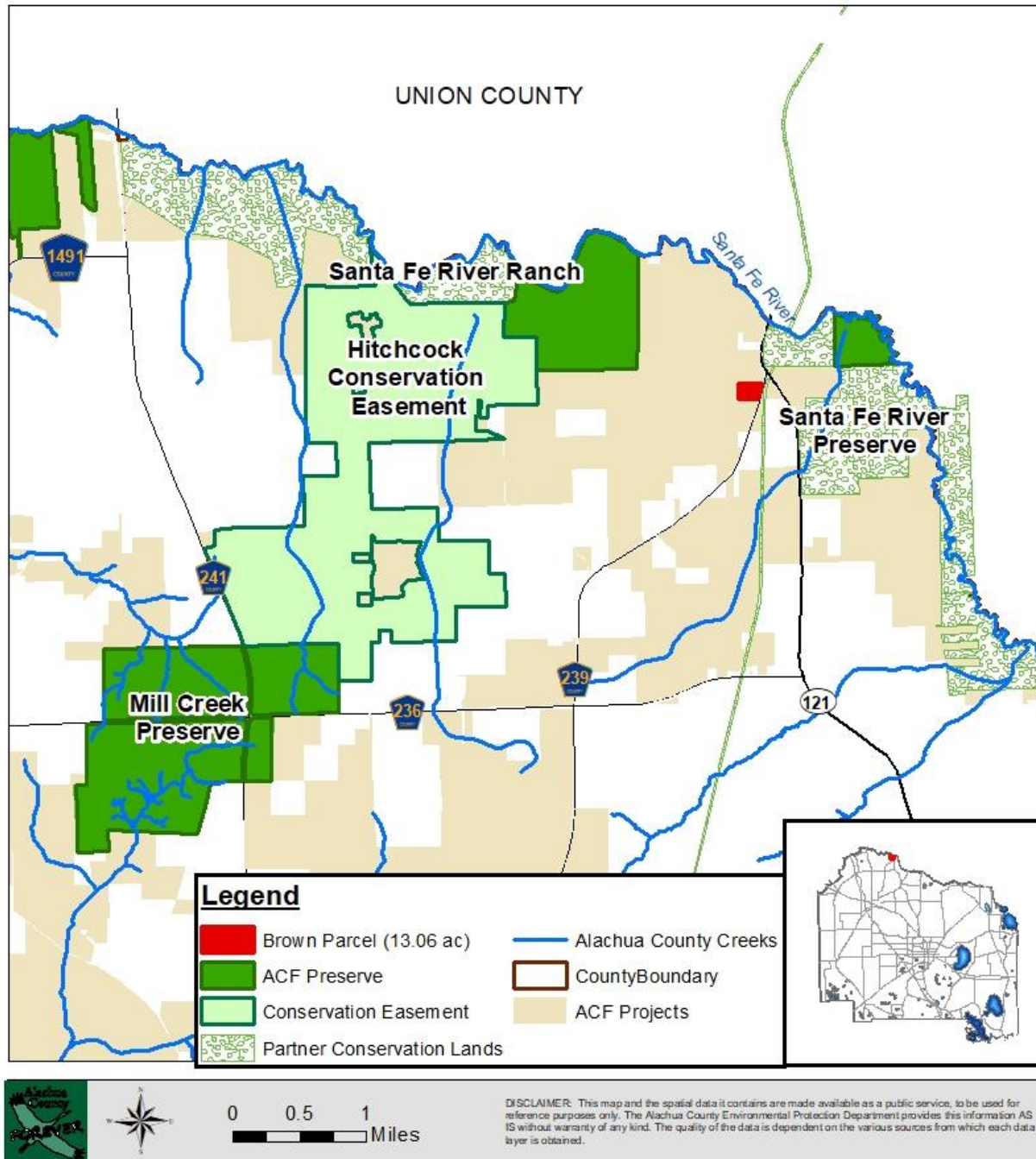
acres. In addition, per Alachua County ULDC, Chapter 406, Article V, Strategic Ecosystems on site may have to set aside up to 50% of the area. Based on the natural resources and space requirements needed for building setbacks, driveways, and well/septic, this property is not appropriate for development.

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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;		3		
	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;		5		
	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;		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;		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;		3		
	F. Whether the property is large enough to contribute substantially to conservation efforts;		2		
	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;		1		
	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;		2		
	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;		2		
	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			2.70	
	RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE	1.333			3.60
(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);		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;		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		1		
	AVERAGE FOR ACQUISITION AND MANAGEMENT VALUES			2.60	
	RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE	0.667			1.73
	TOTAL SCORE				5.33
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\Land Conservation Matrix\Santa Fe River\LAK site specific evaluations\Brown
Prepared by Jesse Natwick, September 26th, 2024



Santa Fe River - Brown (Borris and Aldith) Location Map





Santa Fe River - Brown Parcel Map

