

Lake Santa Fe – Boree 2025 Site Evaluation Update

Parcel Number(s):

***Lakeside:** 17502-000-000 (Already on Active Acquisition (AA) List; Formerly Boree and Huber)

Roadside: 17501-003-000, 17501-004-000, 17501-005-000, 17501-000-000, 17515-003-000

Acres (Property Appraiser Acres (ACPA)):

17502-000-000: 59.67* (On AA List)

17501-003-000: 6.20

17501-004-000: 5.37

17501-005-000: 4.34

17501-000-000: 4.66

17515-003-000: 3.78

Total: 84.02 acres

**Note that there is a 19-acre discrepancy between the ACPA acres (59.67) and the GIS acres (40.67) of the lakeside parcel. We are currently using the ACPA acres because this is what the taxes are based on. Approximately 18-acres are part of Lake Alto.*

Past Acquisition Steps / Property History:

- June 14, 2005, the Boree & Huber parcel was evaluated, receiving a score of 7.04/10
- July 28, 2005, the LCB moved to add Boree & Huber parcel (17502-000-000) to the Priority Pool.
- August 23, 2005, the Board of County Commissioners (BoCC) placed the Boree and Huber parcel on the Active Acquisition List
- Project was placed on hold internally, awaiting acquisition of the keystone project, Dinh.
- 2/26/2007 – Jay Huber sold his ½ interest in parcel 17502-000-000 to Greg Boree.

Recent Actions:

- The Dinh Property (adjacent to the north) was acquired on 10/31/2023.
- The Winchester property (adjacent, between the lakeside and roadside parcels) was acquired on 8/14/2024.
- October 2025, the landowner contacted Alachua County Forever (ACF) staff to reengage about a potential acquisition of the previously evaluated parcel as well as adding additional parcels he owns on US HWY 301.

Evaluation Update:

Lakeside Parcel (On AA List):

In October 2025, staff revisited the previously nominated site to assess the current condition and document any changes that may have occurred since the previous evaluation (6/14/2005). With the available access and based on aerial imagery, staff concluded the property had no

significant changes since the original site evaluation. It does not appear that any significant harvesting has occurred since the initial harvest that took place between the mid 1990's and 2001; however, the uplands may have been kept more open by mowing or grazing through around 2010. The uplands have been revegetating naturally into mesic-wet flatwoods with the understory ranging from open with few grasses to densely shrubby. Evidence of use by a neighbor was evident. There are mowed access trails that have been recently maintained, and one hunt stand two game cameras were observed. Although the basin swamp was unseasonably dry, access was still difficult due to the density of the vegetation and available routes. This natural community also appears to be regenerating well from the previous harvest and contains diversity similar to what is found in the basin swamp on the Dinh property, including, loblolly bay, black gum, wax myrtle, pine, fetterbush, and a few bald cypress. The property still supports an important part of Lake Alto's lakeshore swamp. The only invasive plant encountered during the site visit was a patch of cogon grass on the southwest corner of the parcel.

Roadside Parcels (new additions to previous nomination):

Access to the interior of the roadside parcels was difficult due to vegetation density, but we were able to gain some access from the powerline easement that runs between the two triangular parcels (17515-003-000 and 17501-000-000). Natural communities on the include basin swamp and bog – continuations of adjacent known community types. Like the lakeside parcel, the basin swamp on the roadside parcels was logged in the early 2000's. Based on aerial imagery, the harvest took place slightly later than the harvest on the adjacent lands, somewhere between 2001 and 2004. The site has no indication of recent clearing of vegetation and is recovering from the early 2000's harvesting operations. Vegetation in the basin swamp was dense, and staff were not able to traverse through it very far, but from what we were able to observe, species diversity is similar to what is found on the adjacent preserve, including loblolly bay, slash pine, lyonia, red maple, titi, black gum, and bald cypress.

Based on aerial imagery, the interior bog does not appear to have been affected by the logging operation and is presumed to be in good condition and have similar species diversity to the bog in the adjacent Dinh acquisition.

Though dry during the site visit, the powerline easement is seasonally wet in places. It contained an abundance of native herbaceous species, including burr marigolds, which were in full bloom. Several clusters of pitcher plants were observed further east, where the powerline easement crosses the Winchester acquisition, and there may be more on the Boree portion of the powerline easement that we did not observe. There is a box culvert that goes under US Hwy 301 at the western end of the powerline easement. There are no documented historic resources on any of the nominated parcels, but one cat-faced tree was observed. There are no structures on any of the nominated parcels.

Development Review Update:

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 Greg Boree. All 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.

There are natural features on the parcels that have protection from development activities under current regulations. All of the properties fall within the Lake Alto Strategic Ecosystem. All of the parcels are also predominately wetlands. In addition, 52.54 acres are within the 100-year floodplain. The wetlands on parcel, 17502-000-000 would be protected by the Countywide Wetland Protection Code (Chapter 77, CWPC) and Strategic Ecosystem resources protected by the Countywide Natural Resources Protection Code (Chapter 78, CNRPC) In accordance with these codes, the wetlands and a vegetated buffer around the wetlands would be protected. The protected buffer width is 50-ft minimum and 75-ft average. The remaining parcels adjacent to US Hwy. 301 would be reviewed through Alachua County's ULDC, which also protects the wetlands from development along with an upland buffer of 75-ft average and 50-ft minimum width. The total wetland and buffer acreage is estimated at 58.76 acres. All of the properties are located within the Lk. Alto Strategic Ecosystem, which requires preservation of up to 50% of the upland area inclusive of wetland buffers. There is a 10-acre upland area on the lakefront parcel that can be accessed by a private driveway (NE 129th Place).

The extensive coverage of wetlands, floodplains, and the location within Strategic Ecosystem would significantly restrict development on these properties. Even though the 10-acre upland is within the 100-year flood zone and would require a wetland buffer and possible SE set-aside, it's possible 1-2 SFR's could be constructed in the upland.

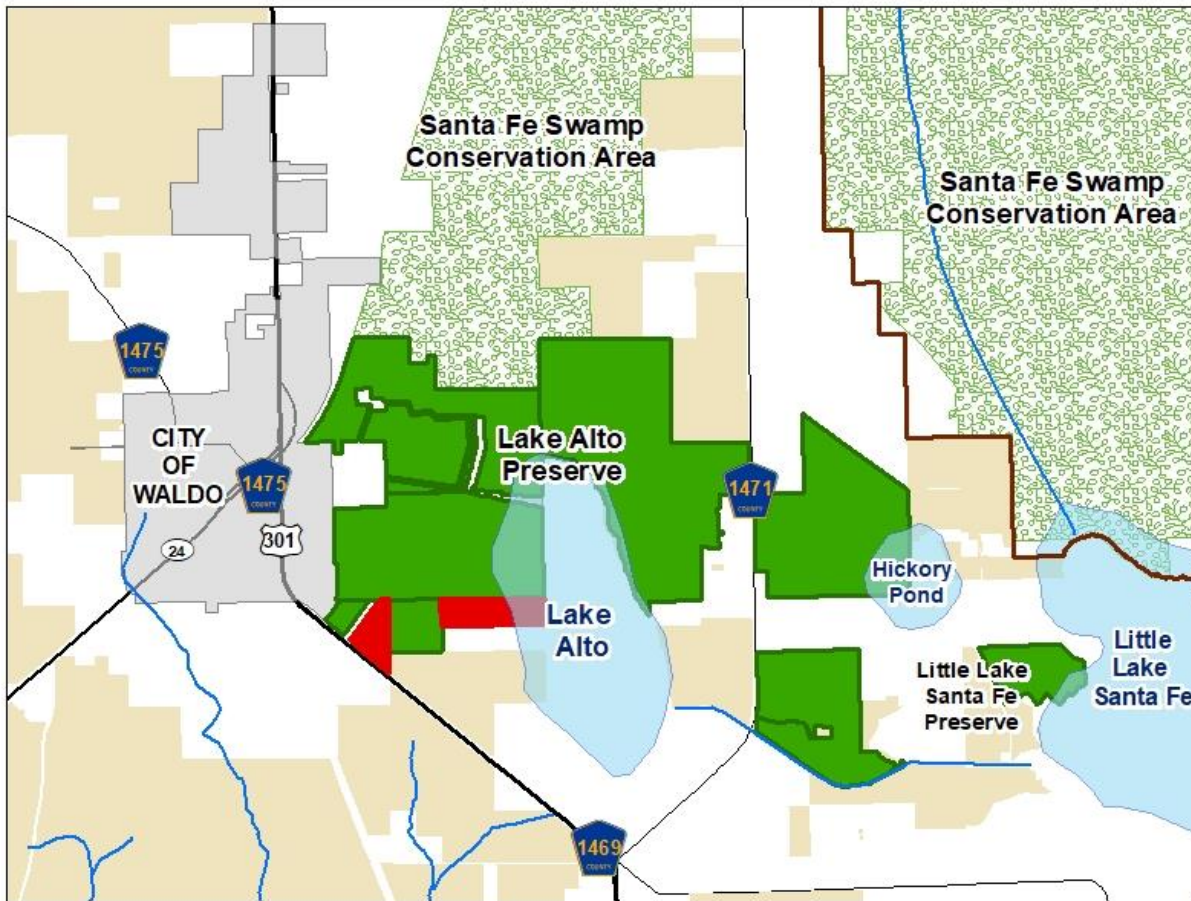
Lake Santa Fe - Boree

October 23, 2025

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;		5		
	D. Whether the property serves an important flood management function.		5		
(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;		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;		5		
	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;		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;		3		
	B. Whether the property serves as documented or potential habitat for species with large home ranges;		3		
	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;		4		
	E. Whether the property offers high vegetation quality and species diversity;		4		
	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;		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			3.55	
	RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE	1.3333			4.73
(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);		5		
	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;		4		
	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		
	D. Whether there is an opportunity to protect the environmental, social or other values of the property through an economically attractive less-than-fee mechanism such as a conservation easement.		1	3.50	
	AVERAGE FOR ACQUISITION AND MANAGEMENT VALUES				
	RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE	0.6667			2.34
	TOTAL SCORE				7.07



Lake Santa Fe - Boree Location Map



Legend

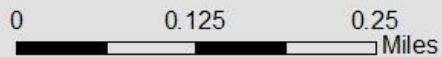
- Boree Parcels (~84.02 ac.)
- ACF Preserve
- Partner Conservation Lands
- Municipal Boundaries
- ACF Project Areas
- County Boundary
- Alachua County Creeks
- Lakes



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Lake Santa Fe - Boree 2025 Parcel Map



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**Lake Santa Fe
Boree & Huber
July 25, 2005**

Inspection Date: June 14, 2005
Parcel Numbers: 17502-000-000
Size: 59.67 acres
S-T-R: 24-8-21
Buildings: 0
Just Value: \$17,900 or \$300/ac
Project Score: 7.04 of 10
REPA Score: 6.87 of 9.44

Overall Description:

The 59.67 acre Boree & Huber property lies within the Lake Santa Fe Alachua County Forever Project area. It is within the City of Waldo east of US 301, on the western shore of Lake Alto, south of the Kahn Dinh property and east of the Winchester Property. Both Kahn Dinh and Winchester are on the Alachua County Forever (ACF) active acquisition list, Map 1.

The Lake Santa Fe project scored 6.87 of 9.44 on the Rapid Ecological Project Assessment (REPA), and is the 17th ranked project to date. The Boree & Huber property is within the 31st ranked Lake Alto Swamp project in the Alachua County Ecological Inventory Project (KBN Study) and is noted as slightly below average. The KBN Study gives the following description of the project, "This site surrounds Lake Alto like an irregular horse shoe. It contains some uplands that are mostly mesic flatwoods, and it contains many wetlands which are mostly bog and basin swamp. It contains the southern part of Lake Alto Swamp (the part not owned by the Suwannee River Water Management District) providing the connection between the Lake and the District owned swamp land. It also contains the high quality and well managed pine flatwoods within the non-profit Longleaf Ecology and Forestry Society lands (LEAFS tract)."

The property is within the Florida Forever Lake Santa Fe project which was placed on the State's A-list as a full fee acquisition in December 2003. The project was developed by the Nature Conservancy and championed by the Lake Santa Fe Lake Dwellers Association. The project is not on the Suwannee River Water Management District's Five-year Florida Forever Plan.

The entire Boree & Huber property is within the FEMA 100-year Flood Hazard Zone and approximately 43% of the area is within Lake Alto. Much of the property was logged between 1999 and 2000, but is recovering well. Overall the vegetation quality is very good and the natural communities consist of swamp lake, lake shore swamp, basin swamp, wet prairie and mesic flatwoods.

The acquisition of this property would help preserve the natural shoreline of Lake Alto and maintain a portion of the natural wetland filter that reduces pollutants entering the Lake. The property is part of the Waldo – Melrose Blueway, a conceptual canoe and kayak trail through the Waldo Canal into Lake Alto, then through the Lake Santa Fe Canal and ending in Lake Santa Fe. If realized this natural and historical blueway would provide a unique recreation experience for area visitors.

Natural Communities:

<u>Type</u>	<u>Quality</u>
Swamp Lake	Excellent
Lake Shore Swamp	Excellent
Basin Swamp	Good
Wet Prairie	Good
Mesic Flatwoods	Fair-Good

Key Species:

The Boree & Huber property contains habitats that were deemed potentially significant for 8 animal species modeled by the Florida Fish and Wildlife Conservation Commission (FWC) including American alligator, indigo snake and river otter. The narrow leaf naiad was noted in the Florida Natural Areas Inventory's Element Occurrence Data.

FWC shows a bald eagle nest approximately one mile north of the Boree & Huber property, and has delineated a portion of the site as a Regional Biodiversity Hotspot. The KBN Study reported two nesting pairs of ospreys on Lake Alto, as well as a few wood ducks, water turtles and brown water snakes.

Key Features:

The Boree & Huber property contains approximately 800 feet of Lake Alto shoreline. It is adjacent to both the Kahn Dinh and the Winchester properties, both of which are actively being pursued for acquisition by the ACF program. The wetlands around Lake Alto trap nutrients and sediments prior to discharge into the lake. Protection of the wetlands on the Boree & Huber property would improve the quality of water discharged into the lake, and preserve valuable natural areas and wildlife habitat.

Lake Alto is a swamp lake surrounded by lake shore swamp and basin swamp. It is "sitting on top of a thick and impermeable Hawthorn Formation, which maintains the perched waters of the Lake and adjacent swamps and bogs... The water flows into Lake Alto from adjacent areas and then to the north through Lake Alto Swamp into the Santa Fe River", KBN Study 1996.

The natural communities on the Boree & Huber property are in very good condition in spite of the logging activities that occurred between 1999 and 2000. They are a continuation of those found on the Dinh and Winchester properties and therefore similar in quality and species diversity.

Management:

In spite of the logging, the property is in reasonably good condition. Native regeneration is already occurring in the basin swamp and it should recover on its own in time. The mesic Flatwoods and wet prairie need prescribed burning to flourish, and the flatwoods may require some pine planting. Prescribed burning should be possible in this area. The lakeshore swamp does not need any active management. The site should be monitored for invasive species.

Evidence of exotic fire ants and feral hogs were observed on the property and depending on the severity of the problem may require action.

Recreation:

If acquired the property would contribute to the recreational activities provided by the Waldo-Melrose Blueway, a conceptual canoe and kayak trail through the Waldo Canal into Lake

Alto, through the Lake Santa Fe Canal, and ending in Lake Santa Fe. If realized this natural and historical blueway would provide a unique nature based recreational experience for area visitors.

Parcel Data:

The total 2005 Alachua County Property Appraisers (ACPA) just or land value for the subject property is \$17,900 or \$300 per acre. These figures are for comparative purposes between nominated properties, and are not necessarily an accurate reflection of the true cost of the property if acquired by the ACF program. There are no buildings on the property.

Currently, this area is experiencing an increase in development pressure associated with the City of Waldo and proximity to Lake Alto. Within approximately one mile of this site there are numerous smaller residential parcels and rural large-lot subdivisions. This parcel contains lake front property.

The parcels have development potential for a single-family detached (including manufactured or mobile home) residence with waterfront access. There are several large rural lots in the area. However, the entire parcel lies within the 100-year floodplain (FEMA) and approximately 47 acres (80% of the property) consists of wetlands based on a desktop review. The natural features (lake, wetlands, and associated flood prone area) appear to significantly constrain development potential on the parcel and the floodplain designation would restrict development of anything more intense than a single family home.

This development review is based on a limited desk-top review and relates to only the current Land Development Regulations, as well as policies in the updated Comprehensive Plan, which went into effect May 2005.

Other:

Within a half mile of the Boree & Huber Property, there is one Florida Division of Historical Resources Master Site File listing for a prehistoric St. Johns culture site with pottery dating from between 700 B.C. and A.D. 1500.

Literature Citations:

KBN, a Golder Associates Company. 1996. Alachua County Ecological Inventory Project. Prepared for Alachua County Department of Growth Management, Gainesville, Florida.

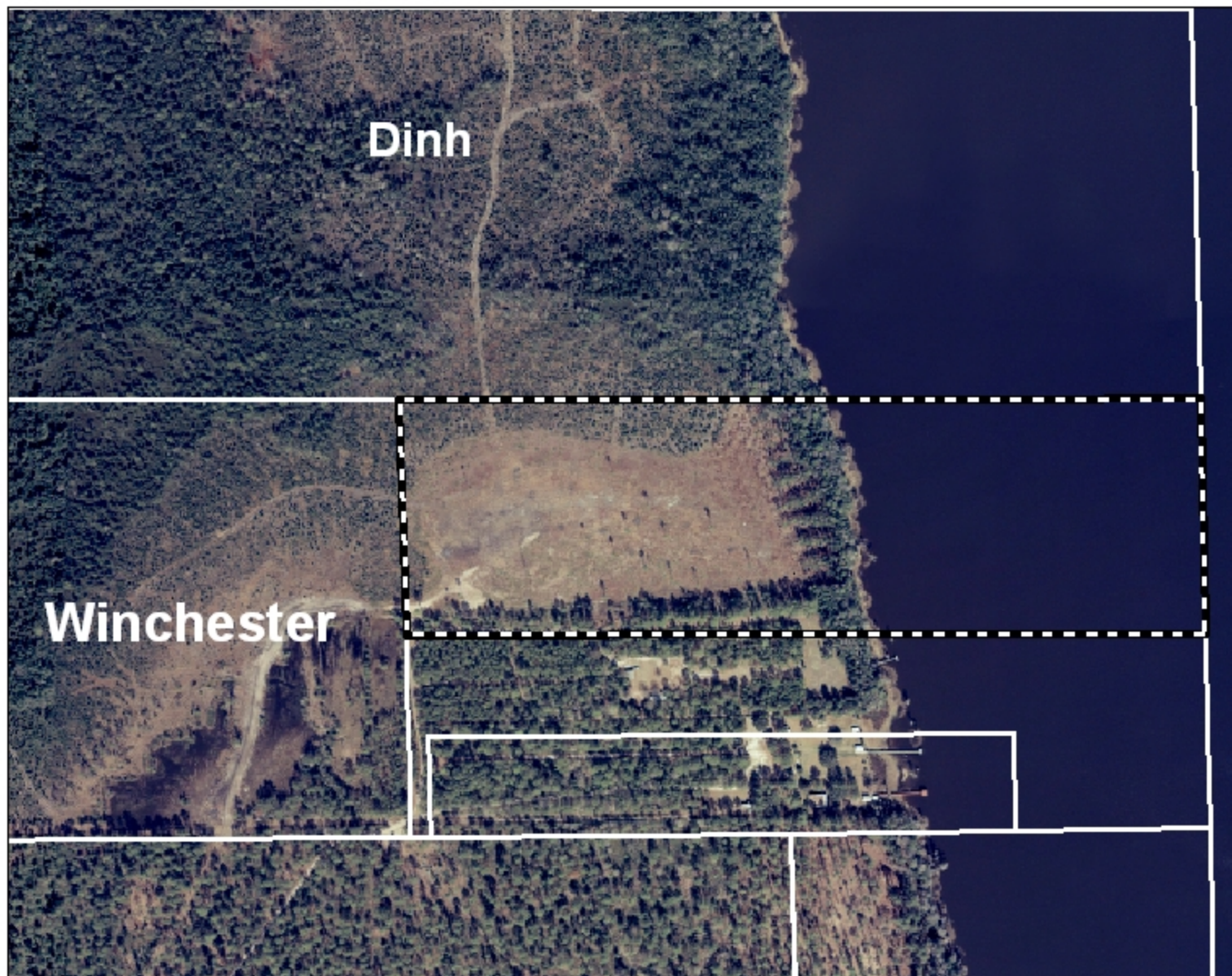
Lake Santa Fe - Boree & Huber

July 26, 2005

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;		5		
	D. Whether the property serves an important flood management function.		5		
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	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;		3		
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	D. Whether the property serves as a special wildlife migration or recreation site for activities such as breeding, roosting, colonial nesting, or over-wintering;		4		
	E. Whether the property offers high vegetation quality and species diversity;		4		
	F. Whether the property has low incidence of non-native invasive species.		5		
(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	1.3333			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);		5		
	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;		4		
	B. Whether the overall resource values justifies the potential cost of acquisition;		5		
	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		
	D. Whether there is an opportunity to protect the environmental, social or other values of the property through an economically attractive less-than-fee mechanism such as a conservation easement.		1		
	AVERAGE FOR ACQUISITION AND MANAGEMENT VALUES			3.67	
	RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE	0.6667			2.44
	TOTAL SCORE				7.04

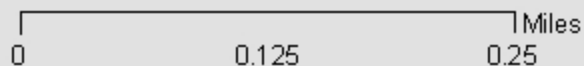
Lake Santa Fe - Boree & Huber

Map 2



Legend

-  Boree & Huber
-  ACF Projects

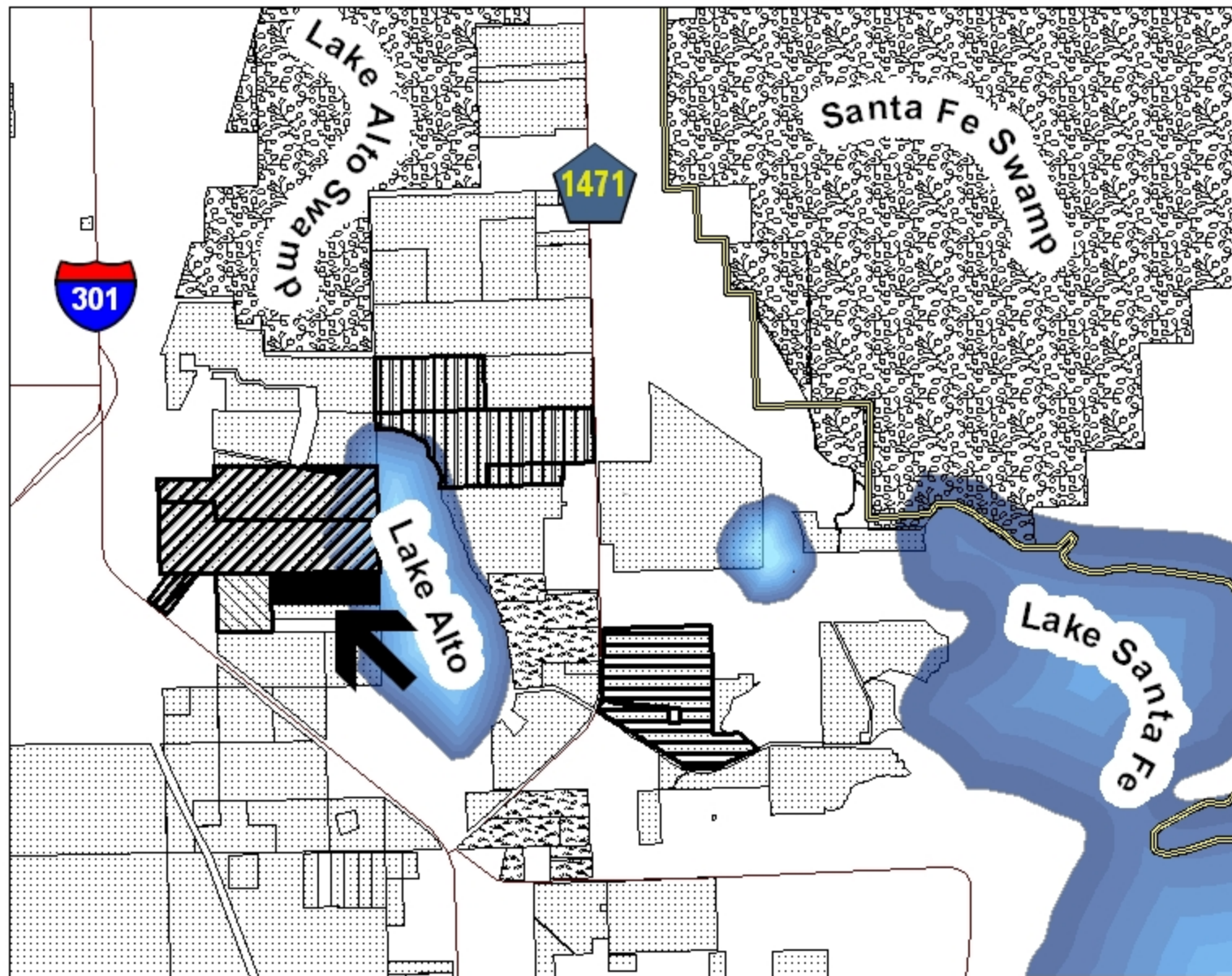


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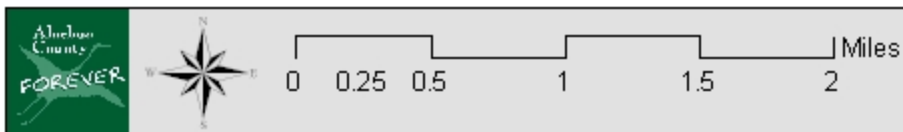
Lake Santa Fe - Boree & Huber

Map 1



Legend

-  Boree & Huber
- Active Acquisition List
- LASTNAME
-  CROSLY & CROSLY TRUSTEES
-  DINH
-  RAMSDEN
-  WINCHESTER JR & WINCHESTER
-  ACF Projects
-  SRWMD Conservation Lands
-  LEAFS Conservation Lands
-  Lakes



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