

Santa Fe River			
Davis, Charles			
10/28/2021			
Project Score		Buildings	
5.07 of 10.00		6 - (2 mobile homes, a storage warehouse, a large barn, 2 old homesites), + multiple additional barns, sheds, and other structures associated with the farm	
Inspection Date		Just Value	Just Value Per Acre
10/13/2021		\$1,227,252	\$2,390
Size (ACPA)		Total Value (Just, Misc, Bldg)	Total Value Per Acre
513.52 acres		\$1,324,796	\$2,579.83
Parcel Number	Acreage (ACPA)	Acquisition Type	
02774-000-000	159.95	Conservation Easement	
05311-000-000	34.02		
05322-000-000	160	Natural Community	Condition
05323-000-000	80	Basin Swamp	Fair
05324-008-000	39.55		
05327-000-000	40		
Section-Township-Range		Other	Condition
01-07-18	06-07-19	Improved pasture	
05-07-19	07-07-10	Row Crops	
		Farm Pond	
		Low Impact Development	
Archaeological Sites		Bald Eagle Nests	
0 recorded on site, 3 in 1 mile		0 on site, 0 within 1 mile	
8 historic structure in 1 mile			
2 historic cemeteries in 1 mile			
*1 undocumented historic cemetery on site			
REPA Score		8.96 of 9.44 (Santa Fe River ACF Project Area)	
KBN Rank:		Not Ranked - Property is just outside of Santa Fe River Strategic Ecosystem	

OVERALL DESCRIPTION:

The Charles Davis property consists of six parcels totaling 513.5 acres (ACPA) in size. It is located around 2 miles northeast of Mill Creek Preserve in northwestern Alachua County, approximately 1.2 miles south of the boundary with Union County. The property is in the Santa Fe River Alachua County Forever Project Area. The property has been nominated by the landowner for consideration as a conservation easement.

The property does not currently share a boundary with any ACF Preserves, but it does share approximately 0.5 miles of boundary with the Hitchcock Conservation Easement which lies to the north and west of this property and is on the Active Acquisition list, and currently under contract for acquisition. It does not share boundaries with any other existing conservation lands. In total, the parcels have approx. 1.4 mi of public road frontage (total) along NW 270

Ave., NW 107 St., and NW 278 Ave. The property is an active farm and is almost entirely used for agriculture – cattle, row crops, and hay, and formerly for tobacco production and as a dairy. In seeking a conservation easement, the landowner desires to protect the property as a farm. It is the owner's intent to continue using the property for this purpose in the future in a similar manner to present operations, including center pivot irrigation and fertilizer application for specified crops. There are a couple mobile homes on site as well as several buildings, sheds, other structures, and equipment related to the current and past operation of the farm.

Wetlands on the property include a couple small basin swamps in fair condition north of the shop complex as well as several farm ponds. A portion of West Hasan Creek historically flowed north through the western-most parcel of this property. At present, based on aerial imagery, it appears that the majority of the creek flow from the south terminates in a pond at the southwest corner of the Charles Davis property. During periods of heavy rainfall or high water, it is likely that the water would flow north through this property in a shallow depression that was historically the creek bed. The property includes rolling topography with elevation changes ranging from 156ft to 74ft above sea level. Elevation changes coupled with site alterations has resulted in significant erosion issues in places which has been addressed through installation of ditches and catchment ponds. The southeastern most 40 acre block has seeps in three locations, and a set of tiered ponds now capture the water from the seeps.

Exotic invasive plants observed on site included tropical soda apple and Chinaberry in low numbers. There are no active bald eagle nests on site or within one mile of the property according to the FWC database. There are no documented historic resources present on the property, but there is one small undocumented historic cemetery. The landowner has been in contact with some community members about maintaining the graves, but as far as we know, no formal documentation of the site has occurred. Outside of the property, there are eight historic structures, two historic cemeteries, and three archeological sites documented within one mile.

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 zoned Agriculture (A) and have a Land Use designation of Rural/Agriculture. Based on the existing zoning, which allows for 1 unit per 5 acres, an estimated 102 residential units could be built within the total 514 acres. The locations and configurations of the wetlands, wetland buffers and 100-year floodplain would not restrict the potential of this many residential units. However, the remote location from communities, limited availability of infrastructure, construction costs and lack of residential market conditions in this vicinity would limit the development potential for this subject site.

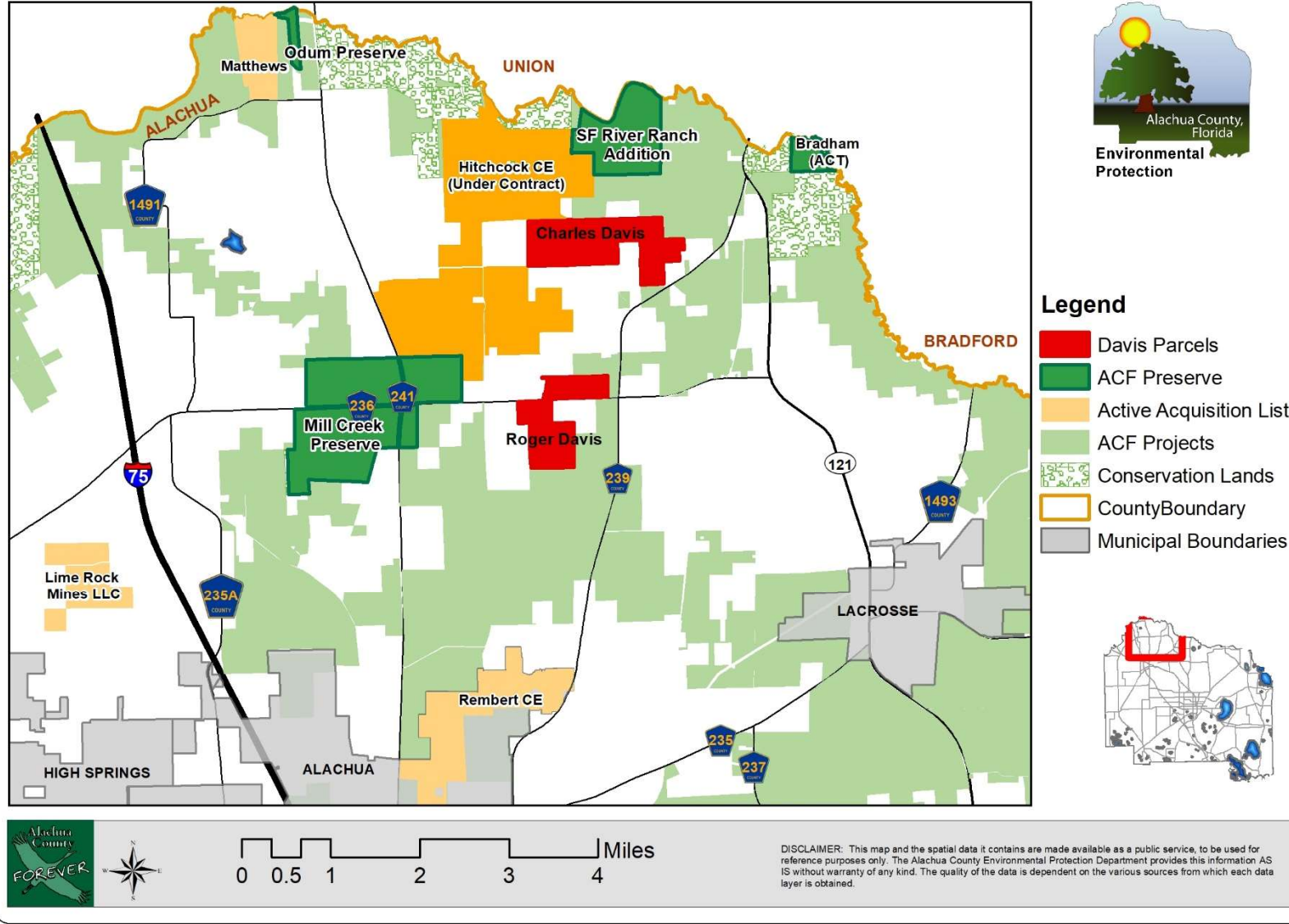
REPA - Santa Fe River - Davis, Charles - 10/28/21

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.		1		
(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;		2		
	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;		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;		5		
	G. Whether the property contains important, Florida-specific geologic features such as caves or springs;		3		
	H. Whether the property is relatively free from internal fragmentation from roads, power lines, and other features that create barriers and edge effects.		1		
(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;		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;		1		
	E. Whether the property offers high vegetation quality and species diversity;		1		
	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;		1		
	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.		2		
	AVERAGE FOR ENVIRONMENTAL AND HUMAN VALUES			2.20	
	RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE	1.333			2.93
(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);		1		
	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;		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		3		
	AVERAGE FOR ACQUISITION AND MANAGEMENT VALUES			3.20	
	RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE	0.667			2.14
	TOTAL SCORE				5.07

NOTES					
	General Criteria Scoring Guidelines				
	1 = Least beneficial, 2 = Less Beneficial than Average, 3 = Average, 4 = More Beneficial than Average, 5 = Most Beneficial				

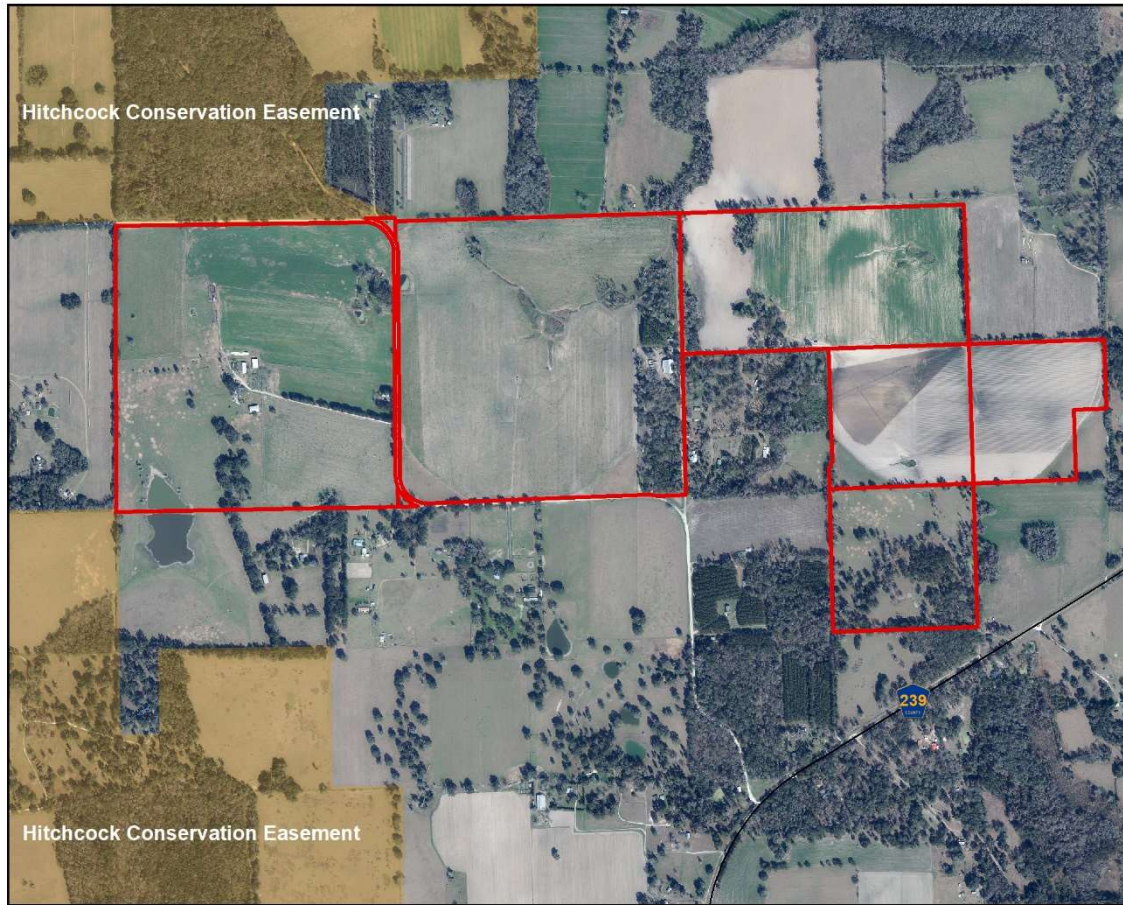
Santa Fe River - Davis, Charles and Roger Location Map

Map 1



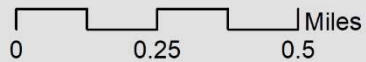
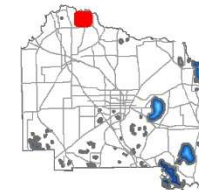
Santa Fe River - Davis, Charles Parcel Map

Map 2



Legend

- Charles Davis Parcels (513.5 ac)
- Hitchcock's CE



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.