

**Lake Santa Fe  
Truman Timber LLC  
3/26/2026**

<b>Project Score</b>		<b>Buildings</b>	
6.27 of 10.00		0 on ACPA, 4 on site (small hunt cabins, shed, polebarn)	
<b>Inspection Date</b>		<b>Just Value</b>	
3/17/2026		\$3,093,774	
<b>Total Size (ACPA acres)</b>		<b>Total Value (Just, Misc, Bldg)</b>	
1,149.41		\$3,093,774	
<b>Parcel Number</b>	<b>Acreage</b>	<b>Acquisition Type</b>	
18816-000-000	31.65	Fee Simple	
18530-000-000	54.71	<b>Natural Community</b>	
18835-000-000	137.06	Blackwater Stream	Good-Fair
18808-001-000	60	Dome/ Basin Swamp	Good-Fair
18802-000-000	59.49	Marsh/ Pond	Good
18815-000-000	40	<b>Other</b>	
18835-001-000	7.73	Pine Plantation	
18808-002-000	93.01	Successional Hardwoods/ Hammock	
18646-000-000	137	<b>Archaeological Sites</b>	
18649-000-000	336	0 recorded on site, 2 in 1 mile	
18813-000-000	492.76	<b>Bald Eagle Nests</b>	
		0 on site, 0 in one mile	

**REPA Score** 6.87 of 9.44 (Lake Santa Fe - ACF Project Area)  
**KBN Score** Ranked X of 47 projects (Saluda Swamp Strategic Ecosystem)  
**Outstanding Florida Waters** Santa Fe River System - within 0.5 mile (Lake Santa Fe)

\*ACPA = Alachua County Property Appraiser

The Truman Timber LLC property is located in the northeastern part of the county, southwest of Lake Santa Fe, between US HWY 301 and County Rd. 1469. The total project includes 11 parcels (listed in the table above) and approximately 1,150 acres. The project is partially within the Saluda Swamp Strategic Ecosystem and is also within the Lake Santa Fe ACF Project Area. The property has public road frontage on State Road 26, County Road 1469, and US HWY 301 N. It does not currently connect to any existing conservation lands, but it is within the Florida Wildlife Corridor Boundary, and its size still makes it significant for landscape-wide connectivity efforts. The property is primarily pine plantation with wetlands scattered throughout, and approximately 1.8 miles of Lochloosa Creek running through the property. It has been nominated for consideration as a fee simple acquisition.

Nearly all of the uplands on the property are planted in slash pine. Many of the stands are bedded. Aerial photographs of the property dating back to 1938 show some human use on portions of the site prior to this time, though a lot of the uplands appear to have remained intact until the 1950's. There are times in the site's history that it appears to have been almost entirely cleared, and may have at one point been used as pasture or for other agricultural purposes. Based on stand-data provided by the landowner, the stands currently range in age from trees planted within the last year, to over 70 year-old trees surrounding the wetlands and along the creek. The majority of the planted pines on-site are less than 15 years in age. Native understory vegetation ranged in density and diversity across the site. Younger stands included a more substantial mixture of grasses and shrubs, while vegetation in older stands seemed to be managed to a greater degree and were generally much more open in the understory. Increased shading effects due to the density of the canopy may also be contributing to the scarcity of vegetation in the understory of the older stands. Evidence of prescribed fire was not apparent.

Wetlands include dome and basin swamps scattered across the site, one marsh/ pond, and a portion of Lochloosa Creek. The creek and the swamps, like much of the landscape in Alachua County at this time, were dry during the time of the site visit. Though dry, the swamps appeared to be in good condition and were largely forested, containing a predominantly cypress and tupelo in the overstory with a mixture of ferns, grasses, and other herbaceous vegetation along the edges. The creek is the northernmost extend of Lochloosa Creek. The creek was lined with mixed hardwoods, though in many places, historic forestry activities encroached close to the creek channel. There was no evidence of channelization in the portions of the creek that staff were able to see, but staff did observe additional ditching and soil manipulation in other places across the property, which has likely changed the hydrology over time. The GIS mapped creek channel doesn't extend north of the property, but through wetlands and other existing flow-ways, the creek system still appears to be hydrologically connected to the Saluda Swamp further north, which may act as a headwater source for this branch of the creek.

Infrastructure on-site primarily consisted of hunt stands and feeders, and there was a hunt camp area near the marsh/ pond on the northwest side of the property south of SR 26. In the camp, there were two small movable cabins, a pole barn, a small storage shed, and other miscellaneous items. Aside from the camp, the site was relatively clean of human debris. The most notable invasive species on the property was camphor tree, which was fairly dense in places along the creek. Japanese climbing fern was also found along the creek and along some roadways and was extensive in places. A few small patches of cogon grass were also observed along the roadways as well as a few scattered mimosa trees. Staff observed turkey, bobwhite quail, and a variety of other small birds during the site visit.

#### **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 owner is considering offers for selling the property fee simple. It consists of 11 parcels totaling approximately 1,200 acres. The property is zoned 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 the zoning and property size, approximately 280 units could hypothetically be built on the property. However, the actual number of allowable units would likely be lower due to stormwater, open space, vehicular access, tree protection, and other regulatory requirements outside ACEPD's purview. ACEPD-regulated standards are outlined below.

Some natural features on the parcels have protection from development activities under the Alachua County Unified Land Development Code (ULDC). The wetlands on site would be protected from development along with a 75-ft upland buffer. The wetlands and associated buffer comprise 216.62 acres of property. Additionally, there are 259.47 acres of property located within the Saluda Swamp Strategic Ecosystem, which may require preservation of up to 50% of the upland area; inclusive of wetland buffers. In addition, there are 229 acres of flood zones, mostly overlapping with the wetlands and creek. Areas in the flood zones would need to comply with local and federal regulations for development in special flood hazard areas.

Despite the presence of regulated natural resources on the property, development potential remains. The remote location, limited infrastructure, and associated higher construction costs may somewhat diminish the prospects and potential for development activities. Wetlands, wetland buffers, and strategic ecosystem designation will somewhat limit the potential 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
<b>(I-1) PROTECTION OF WATER RESOURCES</b>	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;		2		
	D. Whether the property serves an important flood management function.		2		
<b>(I-2) PROTECTION OF NATURAL COMMUNITIES AND LANDSCAPES</b>	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;		2		
	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;		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		
<b>(I-3) PROTECTION OF PLANT AND ANIMAL SPECIES</b>	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;	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			
<b>(I-4) SOCIAL AND HUMAN VALUES</b>	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.	5			
	<b>AVERAGE FOR ENVIRONMENTAL AND HUMAN VALUES</b>			3.10	
	<b>RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE</b>	1.333			4.13
<b>(II-1) MANAGEMENT ISSUES</b>	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			
<b>(II-2) ECONOMIC AND ACQUISITION ISSUES</b>	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			
	<b>AVERAGE FOR ACQUISITION AND MANAGEMENT VALUES</b>			3.20	
	<b>RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE</b>	0.667			2.14
	<b>TOTAL SCORE</b>				<b>6.27</b>

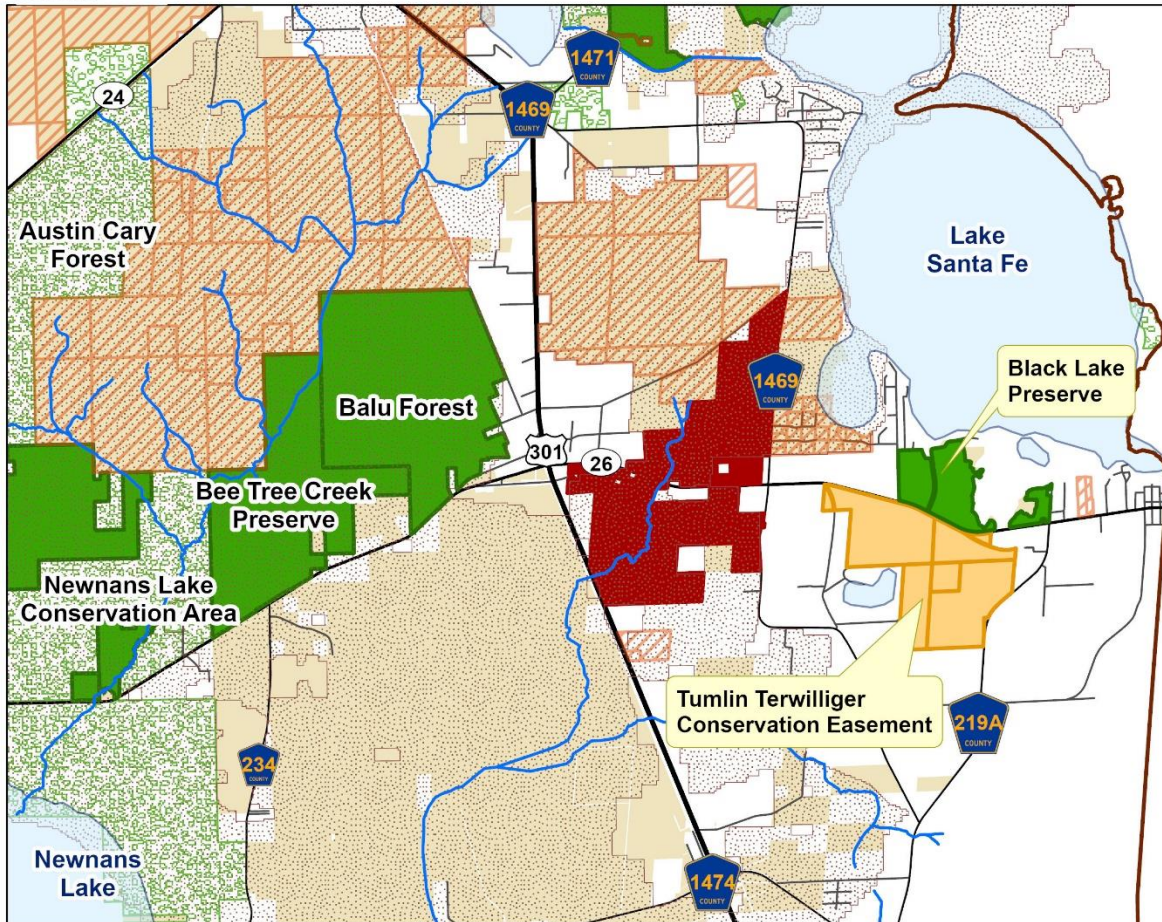
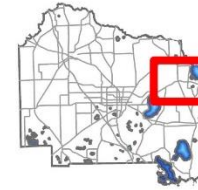
**NOTES**

**General Criteria Scoring Guidelines**

1 = Least beneficial, 2 = Less Beneficial than Average, 3 = Average, 4 = More Beneficial than Average, 5 = Most Beneficial



# Lake Santa Fe - Truman Timber LLC Location Map



### Legend

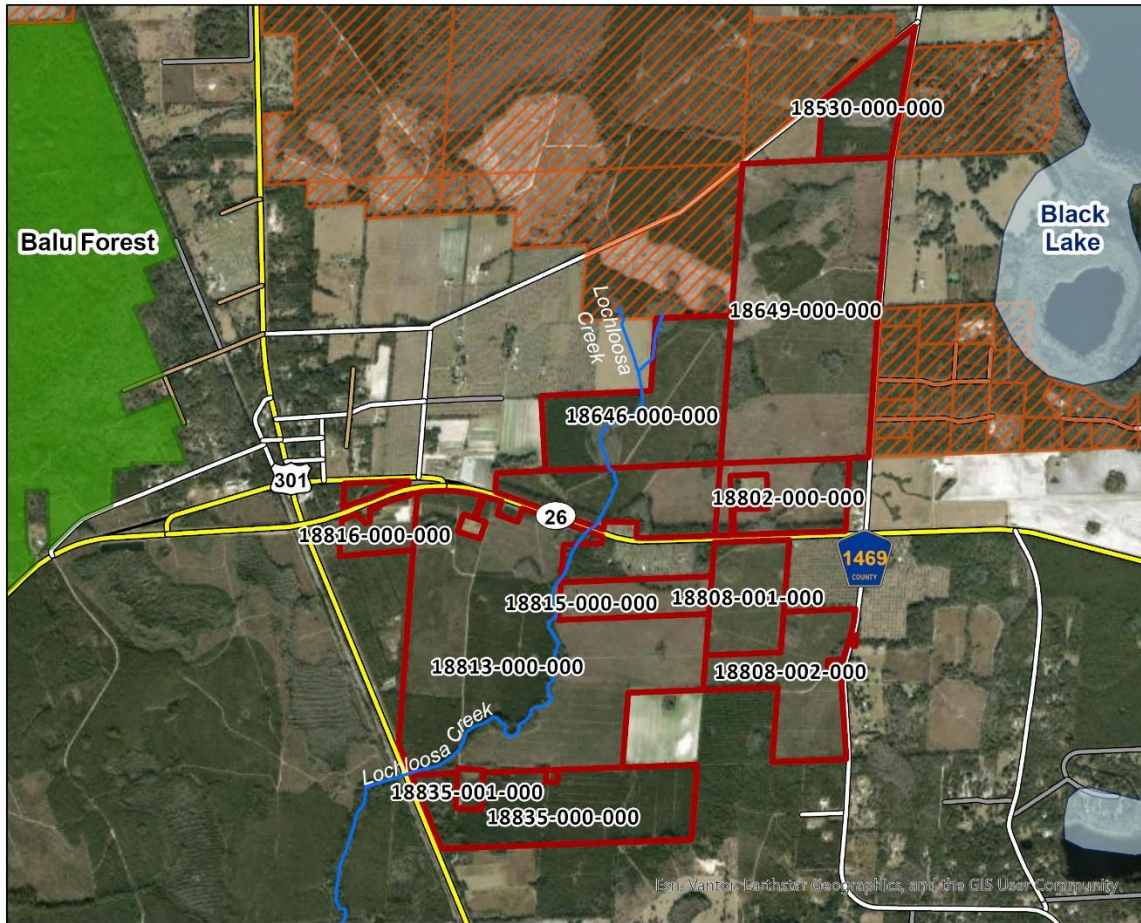
- Truman Timber (1149.41 ac)
- ACF Preserve
- Tumlin Terwilliger CE (RFLPP)
- Partner Conservation Lands
- Florida Wildlife Corridor
- Alachua County Creeks
- Lakes
- County Boundary
- Active Acquisition List
- ACF Project Areas
- County Boundary



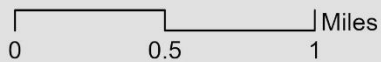
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# Lake Santa Fe - Truman Timber LLC Parcel Map



- Truman Timber (1149.41 ac)
  - ACF Preserve
  - Alachua County Creeks
  - Lakes
  - Active Acquisition List
- Roadway Classification**
- Federal/State
  - Private, Unincorporated
  - Public, County Maintained
  - Public, Not County Maint.



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