

**Mill Creek  
Rembert  
10/22/2020**

Project Score		Buildings	
7.27 of 10.00		3 ACOA, 4 on site (barn, warehouse, commercial bldg. gazebo)	
Inspection Date		Just Value	Just Value Per Acre
10/1/2020		\$1,501,652	\$2,494
Size		Total Value (Just, Misc, Bldg)	Total Value Per Acre
718 acres		\$1,691,790	\$2,809
Parcel Number	Acreage	Acquisition Type	
03000-001-001	116	Conservation Easement	
03000-000-000	48.3		
03000-005-000	98.65		
03000-005-001	43	Natural Community	Condition
02971-000-000	130	Slope forest	Excellent
02977-000-000	100.69	Blackwater stream	Excellent
02975-004-000	21.46	Bottomland forest	Excellent
02975-003-004	69.78	Seepage stream	Excellent
02972-001-000	5.93	Seepage slope	Excellent
02978-000-000	38.1	Basin swamp	Good
02981-000-000	30.65	Depression marsh	Good
02980-003-000	15.58	Baygall	Good
		Upland hardwood forest	Good
		Upland mixed woodland	Fair
Section-Township-Range		Other	Condition
02-08-18		Pasture/Row crops	
35-07-18		Farm pond	
36-07-18		Pine plantation	
Archaeological Sites		Bald Eagle Nests	
0 recorded on site, 3 in 1 mile		0 on site, 0 in one mile	
REPA Score	7.40 of 9.44		
KBN Score	Ranked 9th of 47 projects (Mill Creek)		

**OVERALL DESCRIPTION:**

The Rembert Property consists of 718 acres in twelve (12) parcels under two ownerships. The property is located within the northern city limits of Alachua, in north-central Alachua County. Approximately 238 acres of the property fall within the Mill Creek Strategic Ecosystem. Specifically, this includes the creek system on the western parcels of the property and an area of upland mixed woodland.

I:\Land Conservation\Land Conservation Matrix\Mill Creek\MLL site specific evaluations\Rembert  
Prepared by A. Christman

Approximately 53 acres of the property are mapped as wetland, which represent the blackwater stream and seepage stream channels with some associated areas of bottomland hardwood, basin swamp, and depression marsh. The wetlands are in excellent to good condition.

The most outstanding natural feature of the property is the over three miles of winding blackwater stream and seepage stream with the surrounding high-quality slope forests which traverse the property. Nine of the twelve nominated parcels contain portions of this creek system, which are tributaries of Mill Creek and feed into the Mill Creek Sink, approximately 2 miles downstream from the Rembert property. The primary tributary, Bad Dog Branch, travels through the property from the northeastern parcel, crossing onto the neighboring property to the south, then back onto the Rembert property, before crossing under County Road 241 and eventually joining Mill Creek. The slope forests surrounding this creek system contain diverse hardwoods, including Florida maple, white ash, southern magnolia, blue beech, eastern hophornbeam, large spruce pines, flowering dogwood, red buckeye, switchcane, partridgeberry, several ferns, and many other species. While American beech trees were not directly observed during the site evaluation, it is anticipated that additional survey of the property has a high likelihood of detecting them due to proximity and similarity to the habitat at Mill Creek Preserve. This region represents the southernmost population of this species. In the 1938 aerial imagery, the slope forests along this creek system are intact and have remained so to the time of the site evaluation.

The majority of the upland areas of the property were converted to pasture prior to the 1938 aerial imagery. Until recently, much of this footprint was still in pasture, but in the 1990s the landowner began establishing pine on several of the pasture areas, including approximately 52 acres of longleaf pine planted recently. An approximately 80 acre area of upland hardwood forest and upland mixed woodland was still intact in the 1938 aerial imagery, but was partially harvested and planted in pine in the 1990s.

The State Threatened plant, Southern lady fern, was found widely scattered on one seepage slope. The commercially exploited plants, needle palm, royal fern, and cinnamon fern were all identified during the site evaluation. Active gopher tortoise burrows were observed in the uplands. The landowner has previously seen Sherman's fox squirrel on the property, and Florida sandhill cranes. During the site evaluation, an American alligator was observed in one of the farm ponds. Several species of migratory warblers were observed during the site evaluation, including palm warblers, Northern parula, American redstarts, and black and white warblers. The landowner has also observed canebrake rattlesnakes on multiple occasions, with Alachua County being part of the southern range of this species.

Invasive plants were observed in different locations on the property. Japanese climbing fern is located along several of the mowed service trails. Scattered Chinaberry trees occur in areas around the pasture and former pasture sites. Small-leaved spiderwort was observed in two areas along Bad Dog Branch, as was wild taro, and elephant ear, each patch appeared to be less than one-half acre. One isolated patch of Cat's claw vine was found (approximately 1 acre), along with a very small number of coral ardisia plants and mimosa and camphor tree seedlings. A stand of Chinese tallow was established in the edges of the basin swamp. The landowner is already treating some of these plants, primarily the Japanese climbing fern, and has indicated interest in managing the others. Overall invasive plant density was low, existing as concentrated moderately dense patches, surrounded by much larger uninfested areas. A very small amount of solid waste was observed on the property. No Florida Master Site File archaeological sites were documented on the property.

The landowner is interested in entering into a conservation easement, but would like to continue some limited agricultural practices. The landowner's priority for the property is wildlife management, but in the planted pine stands, future silvicultural management practices will be needed (fuel reduction treatments, harvest, etc.), and on the areas of pasture which have not been planted in pine, the landowner would like to reserve the right to continue to manage the pasture for hay production (approximately 206 acres). The landowner would like to exclude from the easement the area that includes the current structures (warehouse, barn, commercial building, gazebo) which is approximately 7 acres along the southwestern boundary of the property.

Acquisition of a Conservation Easement on this property would further protect the Mill Creek Sink stream to sink system, and add a key piece of protection in the Springs Protection Zone in this area. Dye tracing studies conducted in 1976 and 2006 have shown that Mill Creek Sink is hydrologically connected to Hornsby Springs, which then feeds into the Santa Fe River, an Outstanding Florida Waterway. Protection of the Santa Fe River is one of the highest priorities for the Alachua County Forever program.

#### **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.

All the parcels are currently zoned Agriculture (A). Half of the parcels have a Future Land Use designation of Agriculture and remaining are designated as Rural/Agriculture. Based on the existing zoning regulations within the City of Alachua, 1 residential unit is allowed per 5 acres. This would equate to an estimated 143 units that could be built within the 718-acre subject site. The wetland and floodplain areas within the property are well-spaced and would allow for the construction of residential structures and associated infrastructure facilities. Other than the possible necessity for roadway creek crossings to gain access to certain upland areas, development design could avoid and minimize potential wetland and buffer encroachment. The property is within close proximity to City of Alachua amenities. However, there are few residential structures within proximity and the anticipated growth pattern for the City is more toward the west and south of the business district. In addition, the property location would require increased construction costs associated with providing adequate infrastructure (i.e. utilities, access roads, potable wells, septic tanks, etc.).

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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;		5		
	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;		3		
	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;		4		
	B. Whether the natural communities present on the property are rare;		4		
	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;		4		
	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;		3		
	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;		4		
	B. Whether the property serves as documented or potential habitat for species with large home ranges;		5		
	C. Whether the property contains plants or animals that are endemic or near-endemic to Florida or Alachua County;		4		
	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;		4		
	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			3.55	
	RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE	1.333			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);		4		
	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			3.80	
	RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE	0.667			2.54
	TOTAL SCORE				7.27

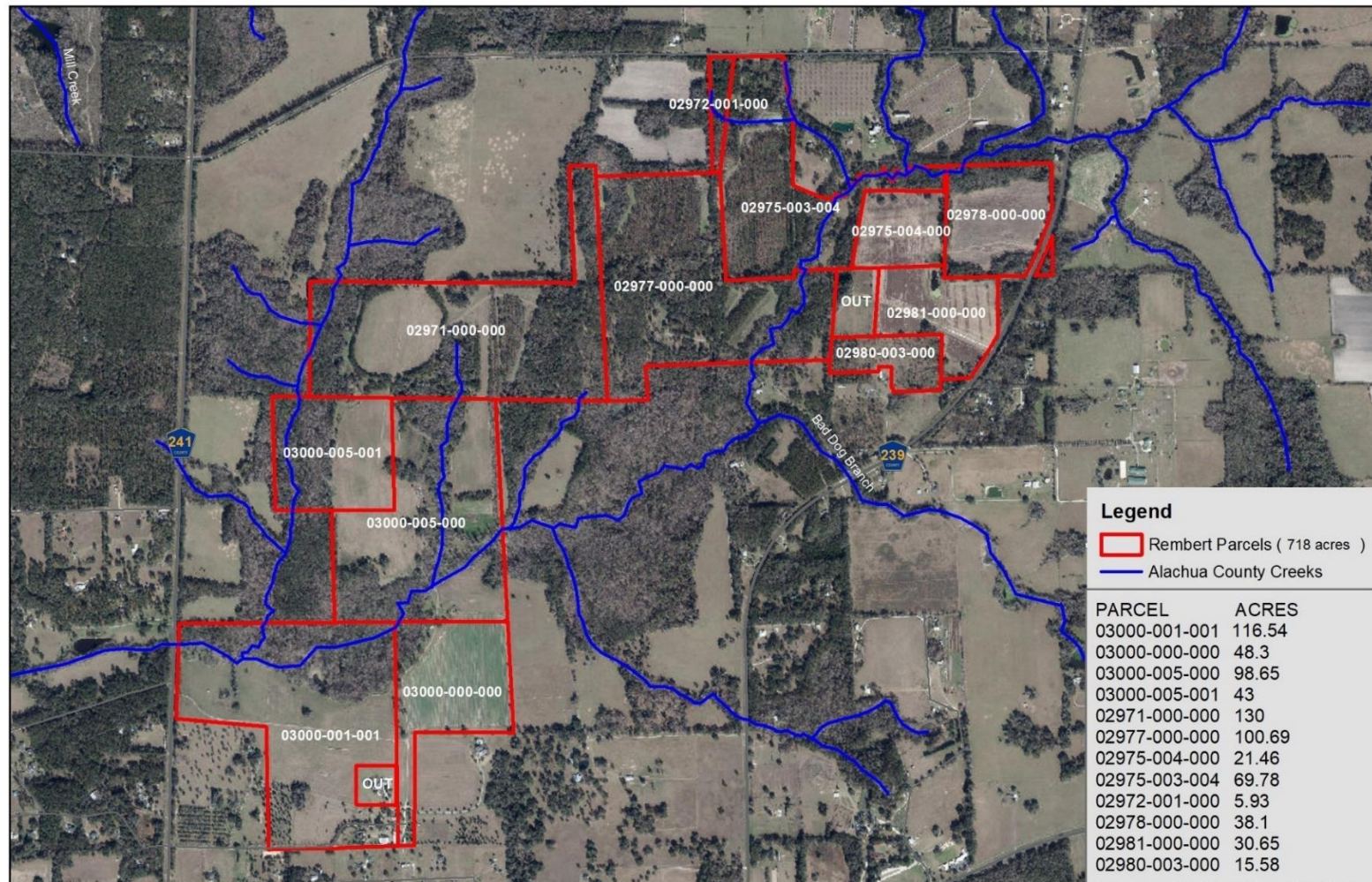






## Mill Creek - Rembert Parcel Map

Map 2



0 0.25 0.5 1 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.