



# Proposed Alachua County Forever Acquisition

## **Mill Creek – Rembert Conservation Easement Acquisition**

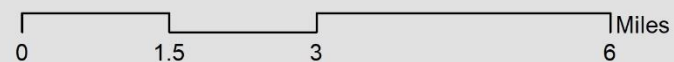
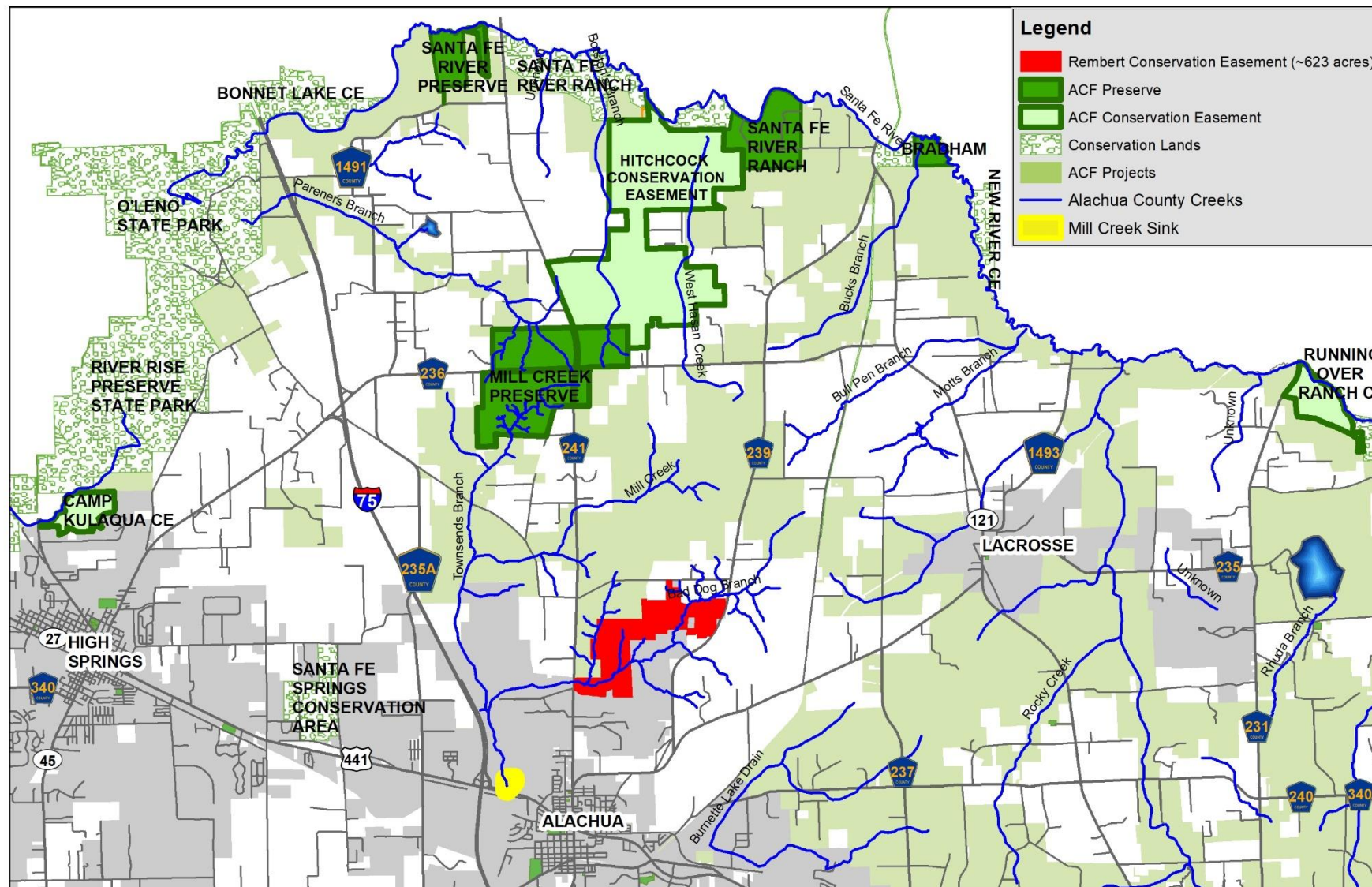
Andi Christman  
Land Conservation & Management Program

# Summary of Proposed Rembert Conservation Easement Acquisition

- **Owner:** PJDJ, Inc.
- **Parcel numbers:** 03000-001-001; 0300-000-000; 03000-005-000; 03000-005-001; 02971-000-000; 02977-000-000; 02975-004-000; 02975-003-004; 02972-001-000; 02978-000-000; 02981-000-000; and 02980-003-000
- **Acreage:** 623 acres±
- **Zoning/Land Use:** Agriculture (A)/Rural-Agriculture
- **Matrix project score:** 7.27
  - Placed on the Priority Pool 10/22/2020 & Placed on Active Acquisition List 1/26/2021



# Mill Creek - Rembert Location Map

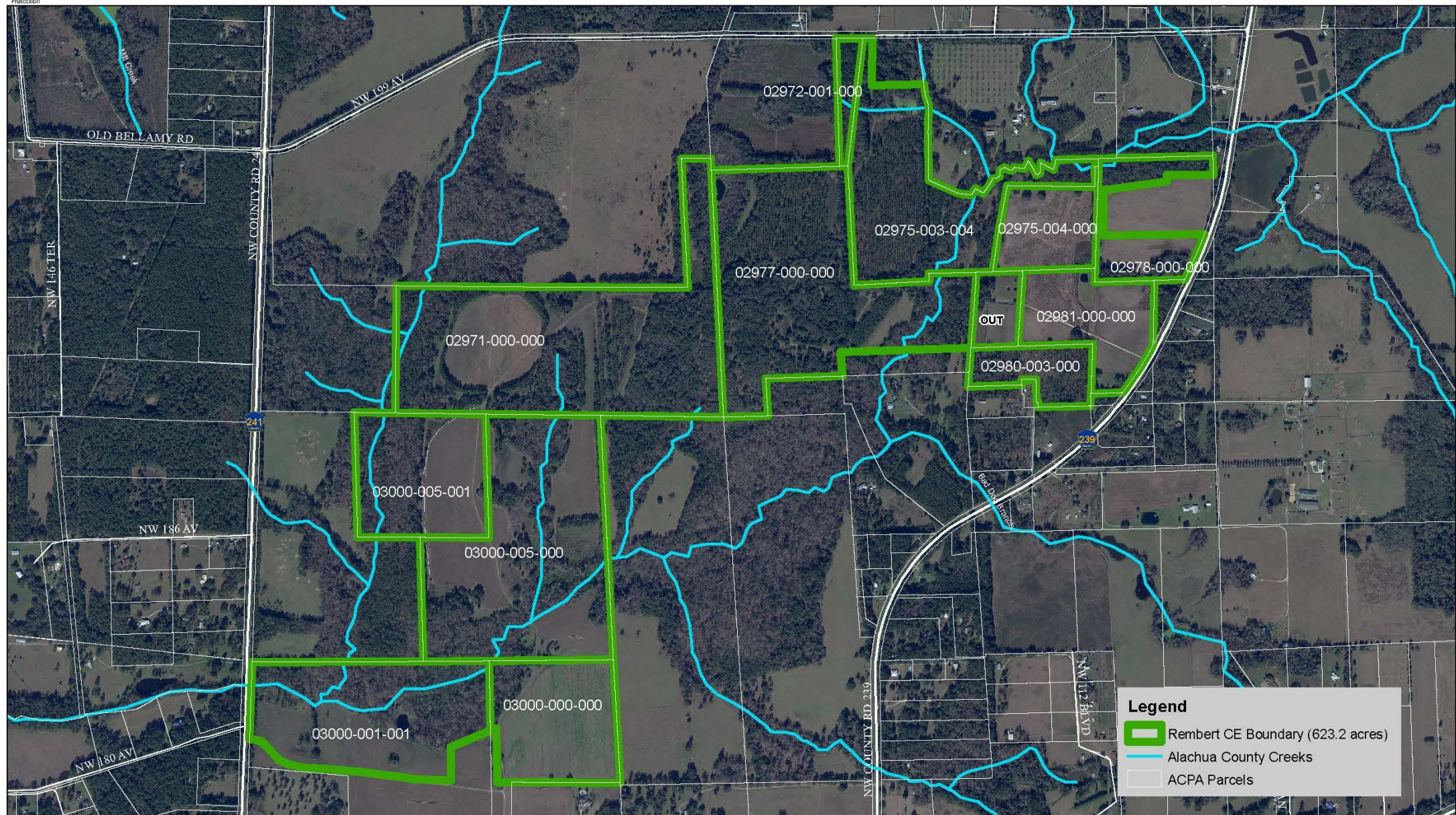


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# Mill Creek - Rembert Conservation Easement Parcel Map



**Legend**

- Rembert CE Boundary (623.2 acres)
- Alachua County Creeks
- ACPA Parcels



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# Rembert Property Natural Resources

- Natural Communities:
  - Slope forest, blackwater stream, bottomland forest, seepage stream, seepage slope, basin swamp, basin swamp, depression marsh, baygall, upland hardwood forest and upland mixed woodland.
- Includes Bad Dog Branch and additional tributaries that flow into Mill Creek that eventually discharge into Mill Creek Sink.
- Historically managed for a variety of agricultural products: cattle, row crop, hay and timber, currently growing longleaf pine timber.
- A conservation easement does not include the right of public access.

# Mill Creek Sink – Hornsby Spring

- 3 miles of blackwater stream and seepage stream within the protected property
- 2 miles upstream of Mill Creek Sink
- Dye tracing studies in 1976 and 2006 verified hydrologic connection between Mill Creek Sink and Hornsby Spring in the Santa Fe River.





# Rembert Conservation Easement

## Land Use Zones

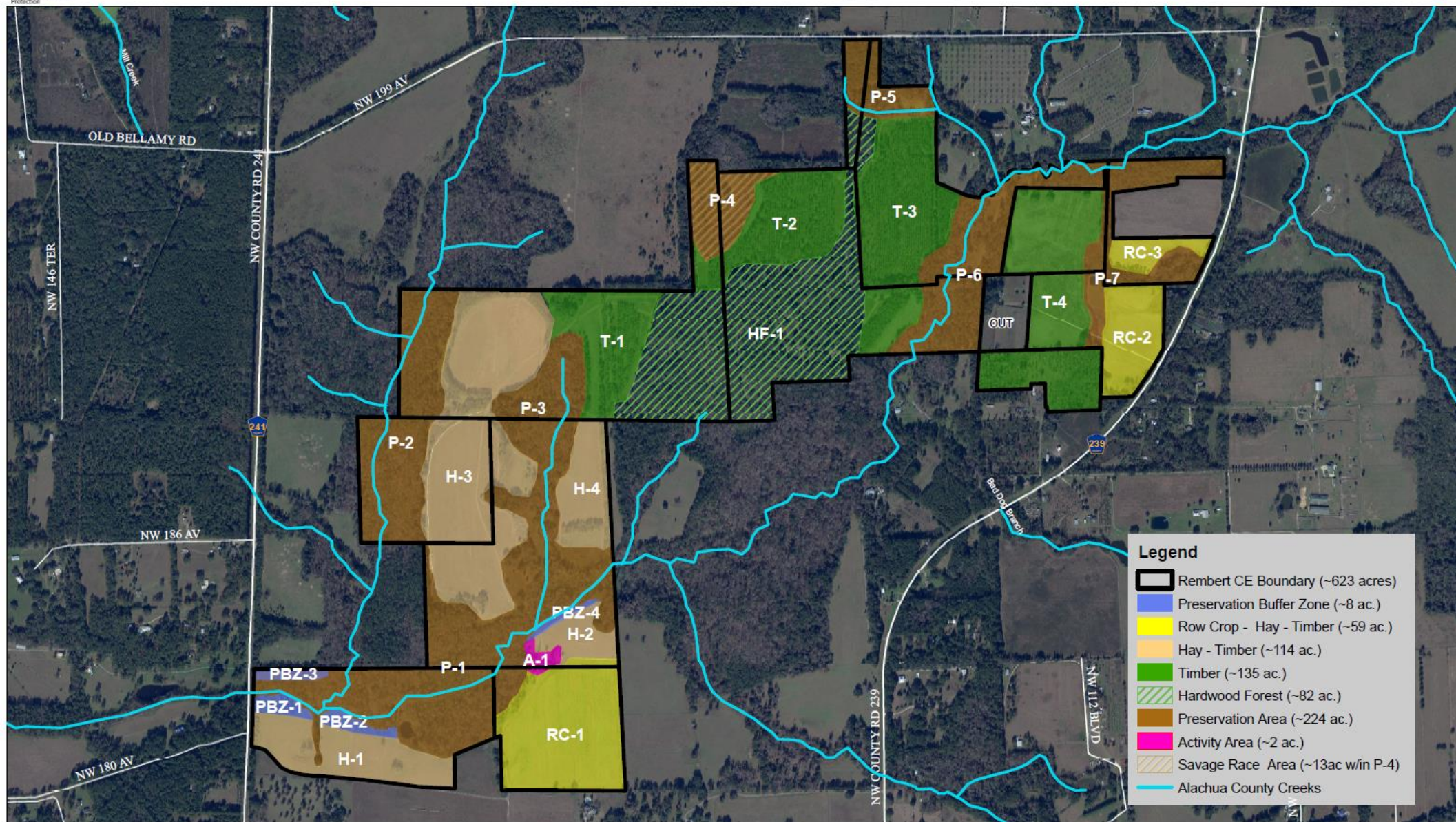
Designated land use zones allow specified agricultural uses while also requiring certain conditions or limitations to protect the conservation values of the property.

- **Preservation Zone** – 224 acres (wetlands, creeks and upland forest communities)
- **Preservation Buffer** – 8 acres (50' buffer on all wetland/stream Preservation Zones)
- **Agricultural Area** – 339 acres (Timber 135ac., Hardwood 82ac., Hay 114ac., Row Crop 59ac.)
  - Right to build 7,500sf agricultural buildings (max impervious surface 10,000sf)
- **Activity Area** – 2 acres (Social area, artificial pond, shooting target area)
- **Savage Race Area** - 13 acres (nature-based human race area, within Pres. Zone #4)





# Mill Creek - Rembert Conservation Easement Zone Map (6/26/23)



## Legend

- Rembert CE Boundary (~623 acres)
- Preservation Buffer Zone (~8 ac.)
- Row Crop - Hay - Timber (~59 ac.)
- Hay - Timber (~114 ac.)
- Timber (~135 ac.)
- Hardwood Forest (~82 ac.)
- Preservation Area (~224 ac.)
- Activity Area (~2 ac.)
- Savage Race Area (~13ac w/in P-4)
- Alachua County Creeks



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# Preservation Zone





# Preservation Zone





# Timber Zone





# Hardwood Forest Zone









# Hay/Timber Zone








**Activity Area Zone**



# Rembert Conservation Easement

*“The purpose of this conservation easement is to ensure the Protected Property will be retained forever substantially unchanged from its present condition of a mosaic of working agricultural land (including but not limited to silviculture, row-crops, hay production, and other limited agricultural activities that sustain the long-term economic viability of the Protected Property) combined with the preservation of rural, scenic, and natural communities along the creek system flowing across the Protected Property. “*

- Allows no higher intensive or inconsistent land use than current.
  - Establishes and maintains a balance of timber, row crop, and hay production with natural community preservation, water quality protection, and wildlife protection,
  - Reflects a mutual desire to protect and preserve the property in perpetuity.
  - Achieved through land stewardship practices guided by the following principles:
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# Rembert Conservation Easement

## Land Management Principles

1. Maintenance and enhancement of natural resource values.
2. Protection of the scenic, geologic, hydrologic, and other distinctive natural features or characteristics of the landscape from development.
3. Protection of water quality by protecting the natural integrity of creek buffers, streams, ponds, seeps, and karst features on the Protected Property which directly influence water quality in the Floridan Aquifer.
4. Protection of natural areas and promotion of wildlife habitat for native species diversity, especially habitats utilized by federal, and state listed species.
5. Protection and maintenance of soil health and control of soil erosion
6. Continuation of agricultural activity on the Protected Property, subject to the limitations required by this conservation easement deed and in compliance with the Florida Department of Agriculture and Consumer Services, “Water Quality/Quantity Best Management Practices for Florida Vegetable and Agronomic Crops.” (Edition 2015, FDACS-P-01268 as may be amended).



# Land Management Principles, Continued

7. Continuation of agricultural activity on the Protected Property, subject to the limitations required by this conservation easement deed and in keeping with the guidance and recommendations of the University of Florida's "Nutrient Management of Vegetable and Agronomic Row Crops Handbook" (February 2015, SP500).
8. Continuation of silviculture activity on the Protected Property, subject to the limitations required by this conservation easement deed and in compliance with the Florida Department of Agriculture and Consumer Services, "Florida Forestry Service's Best Management Practices for Silviculture" (FDACS-P-01284,2008) and the "Florida Wildlife Best Management Practices for Silviculture" (FDACS-01869 Rev. 8/4/14).
9. Preservation of wildlife corridors, and scenic landscapes through the avoidance of land fragmentation.
10. Prohibition of subdivision of the Protected Property in any manner that destroys or impairs "Conservation Values" except that Grantors may subdivide the entire tract of land subject to this conservation easement one time as permitted herein.
11. Conversion of the Protected Property to other land uses that would destroy or impair the "Conservation Values" described herein or be inconsistent with the "Purpose" of this conservation easement.



# Rembert Conservation Easement Prohibitions

1. Construction or placing buildings, roads, signs, billboards or other advertising, utilities, or other structures on or above the ground not specifically permitted in the deed.
2. Dumping or placing soil or other substance or material such as landfill or dumping or placing of trash, waste, debris, or unsightly or offensive materials.
3. Removing or destroying trees, shrubs, or other vegetation (excluding exotic or invasive species), unless otherwise permitted pursuant to “Silviculture and Timber Management”, “Hardwood Forest”, “Removal of Vegetation and Introduction of Exotic Plants” deed sections, or “Conservation Easement Stewardship Plan”.
4. Excavating, dredging, or removing loam, peat, gravel, soil, rock, or other material substances in such a manner as to affect the surface.
5. Surface use, except for purposes that permit the land or water area to remain predominantly in its natural condition.
6. Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation.
7. Acts or uses detrimental to such retention of land or water areas.
8. Acts or uses detrimental to the preservation of the structural integrity or physical appearance of sites or properties of historical, architectural, archaeological, or cultural significance.



# Rembert Conservation Easement Prohibitions cont'

9. Subdividing or lot-splitting of the of the parcels that are subject to this conservation easement is prohibited. However, the entirety of the Protected Property described in Exhibits A and B may be divided one time and ownership of the divided parts transferred to only the lineal descendants by consanguinity of Davis Rembert...
10. There shall be no exploration for and extraction of oil, gas, minerals, peat, muck, marl, limestone, lime rock, kaolin, fuller's earth, phosphate, common clays, gravel, shell, sand, and similar substances, under and by virtue of the authority of a grant or reservation or other form of ownership of or interest in or control over or right to such substances...
11. Commercial Water Wells are strictly prohibited on the Protected Property
12. Installation of "center-pivot" agricultural irrigation systems anywhere on the Protected Property is prohibited. Other agricultural irrigation systems on the Protected Property may be approved by Grantee if it utilizes the most current water conservation technologies. Current technologies that could be utilized include, but are not limited to, soil moisture sensors, micro-irrigation, drip irrigation, and precision irrigation. The irrigation system shall be evaluated by a mobile irrigation lab at least every two years and all recommendations shall be shared with the County and implemented to the greatest extent feasible. Leaks shall be repaired immediately.



# Rembert Conservation Easement

## Summary of Costs

- Estimated due diligence cost = \$195,144
  - Boundary survey and signage
  - Title insurance
  - Baseline Documentation Report
  - Phase I ESA
  - Attorney's fees and recording
- Total Expenditure Request: ( $\$3,876,021 - \$1,000,000$ ) = **\$2,876,021**
  - Land cost = \$3,328,511
  - Due diligence = \$195,144
  - 10% contingency = \$352,366
- Closing Date: December 20, 2023

**\$1 Million**  
**FLDEP/SRWMD**  
**Springs Protection Grant**  
**Reimbursement Award**



# Rembert Conservation Easement Recommendations

1. Approve and authorize the Chair to exercise the Mill Creek – Rembert Option Contract to Purchase a Conservation Easement.
  2. Accept title exceptions #4, through #11 as described in the Background Section and Exhibit 10, and delegate to the County Manager the decision to evaluate the results of the due diligence and close this transaction;
  3. Authorize staff to execute additional documents as necessary to close the transaction; and
  4. Approve the attached budget amendment authorizing the expenditure of funds for due diligence and associated closing costs.
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