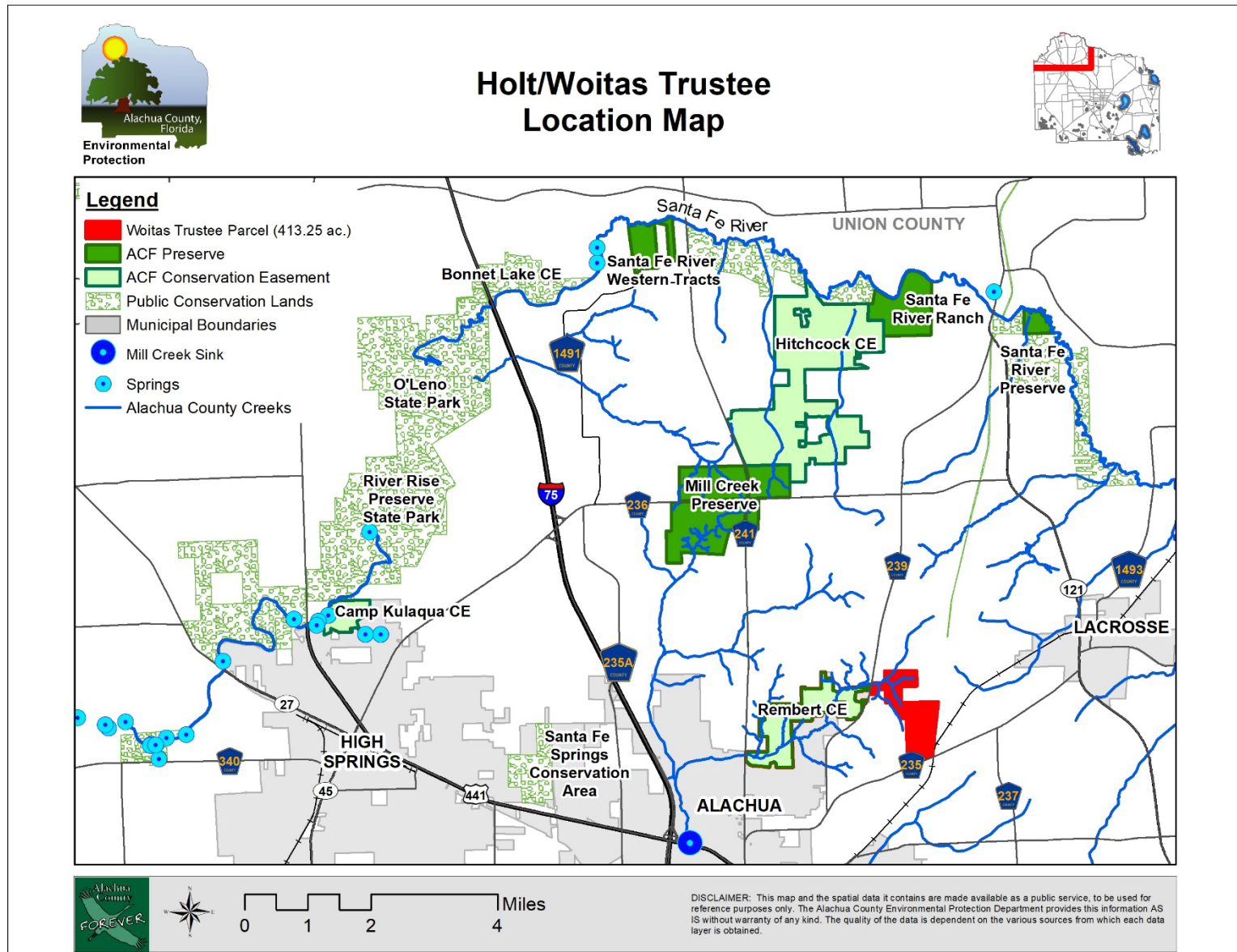


Holt-Woitas Trustee Property

Originally Presented to LCB on July 28, 2022. LCB placed it in Eligibility Pool pending update on landscape connectivity or agricultural land protection program development.

UPDATES: Adjacent to west, the County acquired the 614 acre Rembert Conservation Easement in January 2024. The Holt property was also ranked on the 2024 FDACS Rural and Family Lands Protection Program Project list, but at a level that will not provide funding this year. However, County staff met with RFLPP program director, and RFLPP will prioritize the Holt property with a 50% funding partnership from Alachua County. RFLPP would hold the easement.



**Hasan Flatwoods
Holt - Woitas Trustee
7/28/2022**

Project Score		Buildings	
5.80 of 10.00		0 on ACPA, 0 on site	
Inspection Date		Just Value	Just Value Per Acre
7/15/2022		\$971,655	\$2,351
Size (ACPA acreage)		Total Value (Just, Misc, Bldg)	Total Value Per Acre
413.25		\$972,735	\$2,354
Parcel Number	Acreage	Acquisition Type	
05726-000-000	174.81	Conservation Easement	
05720-000-000	5.50	Natural Community	Condition
05626-000-000	10.00	Blackwater Stream	Very Good
05615-000-000	161.04	Basin Swamp	Good
05615-002-000	21.90	Bottomland forest	Good
05609-001-000	40.00	Upland hardwood forest	Good
		Dome swamp	Fair-Poor
		Other	Condition
		Improved pasture	
		Row crops	
		Farm pond	
Section-Township-Range		Archaeological Sites	
06-08-19	31-07-19	0 recorded on site, 1 in 1 mile	
05-08-19	32-07-19	Bald Eagle Nests	
		0 on site, 0 in one mile	
REPA Score	Not within an ACF Project Area.		
KBN Score	Not within a Strategic Ecosystem		

OVERALL DESCRIPTION:

The Holt/Woitas Trustee property consists of five parcels under two ownerships within one family (Nanette Holt Woitas Trustee (four parcels), and Nanette and Ray Holt (one parcel)). The property totals 413.25 acres and has been nominated by the landowner for consideration as a conservation easement. The property lies between the Hasan Flatwoods, Mill Creek, and South Lacrosse Forest Strategic Ecosystems, but does not fall within a strategic ecosystem. Similarly, the property is located between, but not within the following ACF Project Areas: Hasan Flatwoods, Mill Creek, and Burnette Lake. The property has 6,692 feet of frontage on three public roads (County Road 239, County Road 235, and NW 91st Street.) The property is over four miles southwest of the Santa Fe River, and three miles southeast of the Alachua County Mill Creek Preserve.

Portions of the property fall within three different watersheds. Most of the property is within the "North Alachua Drain" watershed which flows southwest to Mill Creek Sink via Bad Dog Branch and Mill

Creek. The eastern quarter of the property is within the “West Lacrosse” watershed which flows northeast into Rocky Creek, and then toward the Santa Fe River, and a sliver on the southern edge is within the “Hainesworth Branch” watershed, which flows south towards Burnette Lake.

Approximately 82 acres, or twenty percent of the property remains in a natural habitat condition. This primarily includes the wetlands and stream channels and associated forested slopes. Natural communities remaining on the site include: blackwater stream in good condition, basin swamp in good condition (part of the headwaters of Bad Dog Branch), upland hardwood forest in good condition (associated with the slopes and uplands surrounding Bad Dog Branch), and bottomland forest in good condition (associated with the more shallow stream channel of Bad Dog Branch). A small dome swamp-like wetland on the east side of TPN 0516-000-000 was formed by expansion of agricultural footprint on site, severing it from the larger basin swamp on the west side of the property between 1938 and 1949, and subsequent impoundment. Two of the agricultural fields located in areas which were historically part of the forested wetlands onsite now have native wetland indicator vegetation more associated with a marsh system (*Juncus sp.*, *Iris sp.*, *Panicum spp.*, *Carex spp.*, *Ludwigia spp.*). These fields also showed more soil saturation and were not actively managed for crop production at the time of the site visit.

Approximately 1,300 feet of the Bad Dog Branch creek system flows through the property, ranging from shallow streams flowing from headwater surface wetlands, to deeply incised creek system with ten-foot high banks. Elevation on the property ranges from 178 feet on the south boundary (at the furthest point from the creek system), to a low of 114 feet in the deepest part of the creek bed in the NW corner of the property.

The property owners are heirs to the Cellon family, and the property was locally known as the “Fisher Place”. Much of the property was used for potato production historically, and by the 1949 aerial images show roughly the same agricultural footprint exists as does today. A portion of the property is currently leased for row crop production, including watermelon and kale at the time of evaluation, and corn, cattle, peas, and beans at different times. The landowners have an interest in utilizing the property for landscape tree production (oaks, hollies, etc.) in the future.

The property is not adjacent to lands currently protected for conservation purposes, but the next property west, downstream on Bad Dog Branch, is on the Active Acquisition list as a conservation easement.

Non-native invasive plants were observed on the property, including scattered Chinese tallow, mimosa, and Chinaberry trees along the treeline edges, Peruvian primrose willow and vasey grass in the marshy field, wax begonia in scattered locations along the creek system, tropical soda apple in the shaded areas under the treeline, and regularly scattered Japanese climbing fern in the forested areas. A small number of coral ardisia and caesarweed plants were also observed.

Very minimal solid waste was observed on the property. No cultural sites are recorded on the property, but the landowner indicated that many projectile points and pottery sherds have been discovered after fields were disced or rainfall events.

A driveway crosses the westernmost parcel (TPN 05615-002-000), providing access for a privately owned home to reach County Road 239. The largest parcel, TPN 05726-000-000, has a sliver bisected from it along County Road 235 by a linear parcel owned by CSX Transportation, Inc. While the actual railroad

footprint does not bisect the property, but this parcel ownership impacts legal access to County Road 235 for the majority of the property.

DEVELOPMENT POTENTIAL

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 for Agriculture, and have a Future Land Use of Rural/Agriculture. Under the current land use and zoning, development of the parcels is limited primarily to agricultural uses and low-density single-family development (1 unit per 5 acres), with other development types allowed on a limited basis. The parcels are located in unincorporated Alachua County, north of W State Road 235, east of NW County Road 239, and west of NW 91st Street, and have 6,692 feet of combined public road frontage on all of these roads. The property is located between the City of Alachua and the Town of Lacrosse.

There are natural features on the parcels that would have protection from development activities under current regulations. Review of wetlands data and aerial imagery indicates there are several wetland areas on the subject property, totaling approximately 62.8 acres. The wetlands on site would be protected by Chapter 406, Article VI of the Unified Land Development Code (ULDC), as well as an upland buffer that would be required to maintain a 50' minimum, 75' average width. With the required wetland buffers, approximately 117.49 acres of the property must be protected. The property does not fall within a strategic ecosystem.

Given the current zoning and future land use and the location and extent of the wetlands on the parcels, these properties are still developable. However, the remote location, limited availability of infrastructure, construction costs, and generally limited development demand in the area would limit development potential for these sites. As a result, a "3" rating has been assigned.

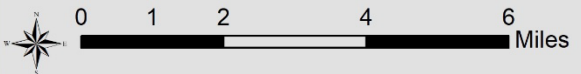
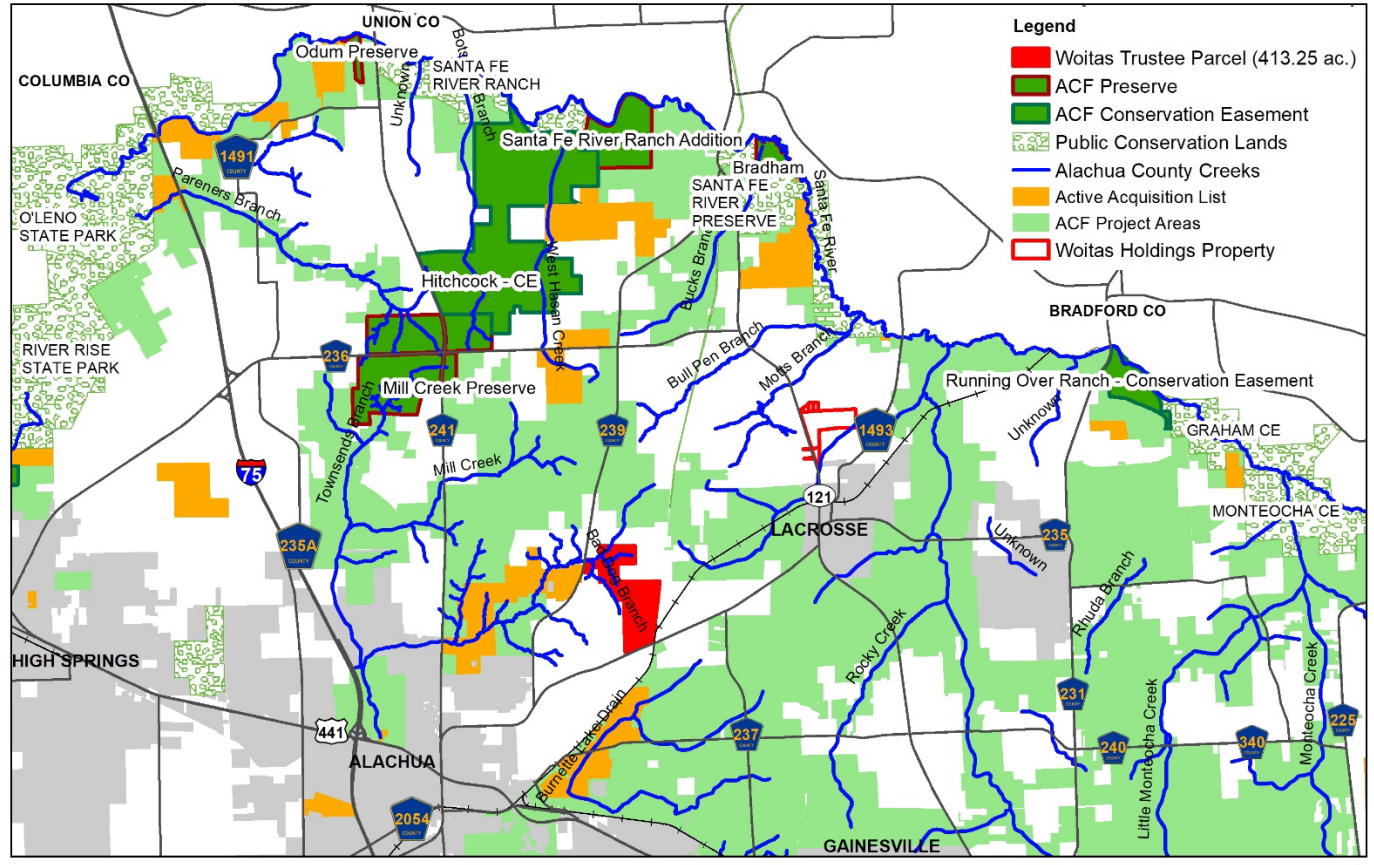
REPA - Hasan Flatwoods - Holt/Woitas Trustee - 07/28/22

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;		4		
	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		
(I-2) PROTECTION OF NATURAL COMMUNITIES AND LANDSCAPES	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;		4		
	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.		2		
(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;		4		
	C. Whether the property contains plants or animals that are endemic or near-endemic to Florida or Alachua County;		1		
	D. Whether the property serves as a special wildlife migration or aggregation site for activities such as breeding, roosting, colonial nesting, or over-wintering;		2		
	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		
(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.		1		
	AVERAGE FOR ENVIRONMENTAL AND HUMAN VALUES			2.65	
	RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE	1.333			3.53
(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);		3		
	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;		2		
	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			3.40	
	RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE	0.667			2.27
	TOTAL SCORE				5.80
NOTES					
	<u>General Criteria Scoring Guidelines</u>				
	1 = Least beneficial, 2 = Less Beneficial than Average, 3 = Average, 4 = More Beneficial than Average, 5 = Most Beneficial				



Hasan Flatwoods - Holt / Woitas Trustee Location Map

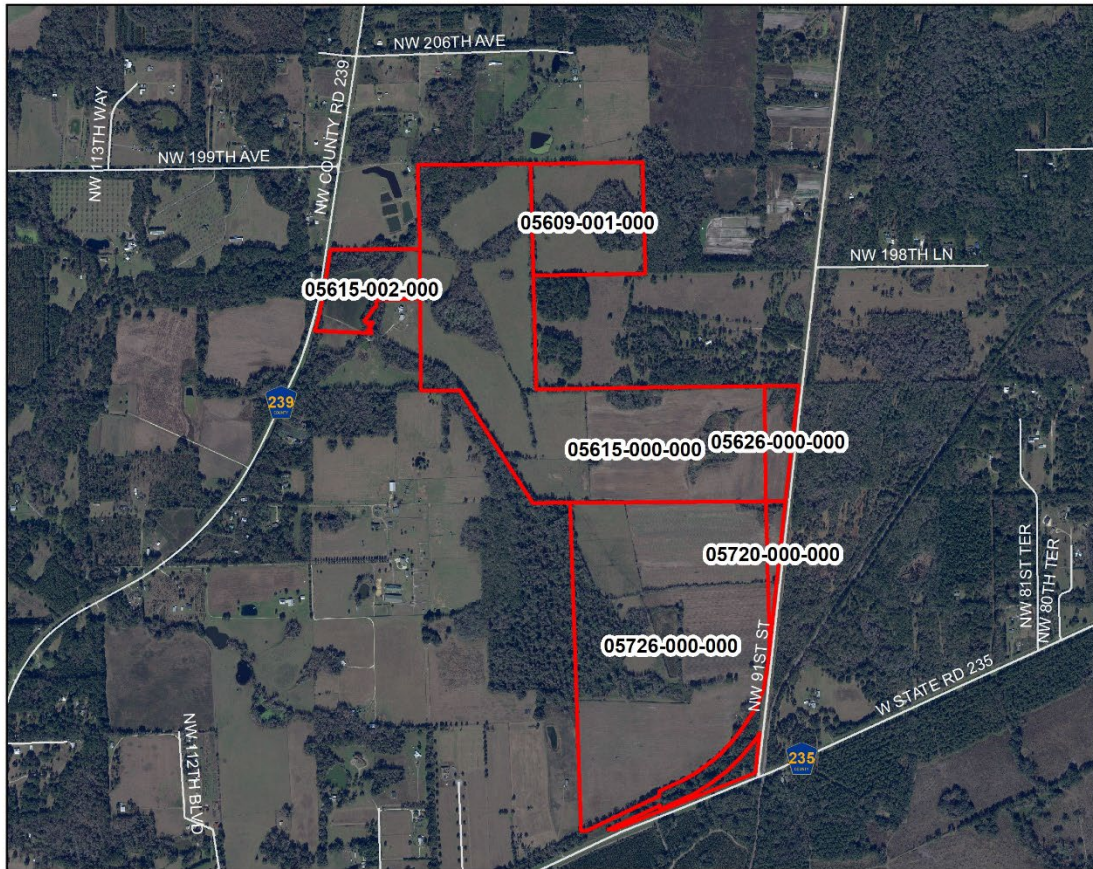
Map 1



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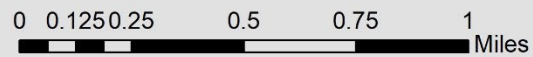
Hasan Flatwoods - Holt / Woitas Trustee

Map 2



Legend

 Woitas Trustee Parcel (413.25 ac.)



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