

| Mill Creek                 |  |                                 |                      |
|----------------------------|--|---------------------------------|----------------------|
| Kahle                      |  |                                 |                      |
| 1/25/2024                  |  |                                 |                      |
| Project Score              |  | Buildings                       |                      |
| 5.67 of 10.00              |  | 0 on ACPA, 0 on site            |                      |
| Inspection Date            |  | Just Value                      | Just Value Per Acre  |
| 1/11/2024                  |  | \$200,300                       | \$1,431              |
| Size                       |  | Total Value (Just, Misc, Bldg)  | Total Value Per Acre |
| 70 acres                   |  | \$401,878                       | \$2,871              |
| Parcel Number              | Acreage                                      | Acquisition Type                |                      |
| 02845-001-000              | 100 (looking to sell 30 acres to county)     | Fee Simple                      |                      |
| 02888-001-000              | 40   | Natural Community               | Condition            |
| Section-Township-Range     |  | Depression Marsh (5)            | Good                 |
| 14-7S-18E                  | 02845-001-000 & 02888                        | Shrub Swamp (2)                 | Good                 |
| 23-7S-18E                  | 02888-001-000                                | Dome Swamp (1)                  | Good                 |
|                            |  | Other                           | Condition            |
|                            |  | Improved Pasture                | N/A                  |
|                            |  | Archaeological Sites            |                      |
|                            |  | 0 recorded on site, 0 in 1 mile |                      |
|                            |  | Bald Eagle Nests                |                      |
|                            |  | 0 on site, 0 in one mile        |                      |
|                            |  |                                 |                      |
| REPA Score                 | 7.40 of 9.44 (Mill Creek - ACF Project Area) |                                 |                      |
| KBN Score                  | Ranked 9 of 47 projects (Mill Creek)         |                                 |                      |
| Outstanding Florida Waters | N/A  |                                 |                      |

#### Overall Description:

The Kahle property is in Northern Alachua County approximately 5 miles north of the city of Alachua, just southeast of the corner of NW CR 241 and NW CR 236. The northern parcel of the property is bordered to the west by Mill Creek Preserve.

The property is under one family ownership and consists of two parcels (ACPA TPN 02845-001-000 and 02888-001-000) totaling about 140 acres, though the family is only looking to sell about 70 acres to the county; this includes the entire southern parcel (40 acres) and approximately 30 acres from the northern parcel, both currently being grazed by cattle. It has been nominated as a fee simple acquisition and there is currently a buyer for the additional 70 acres of the northern portion of the northern parcel. Of the approximately 30 acres in the northern parcel that the family is looking to sell to the county, 100% lies within the Mill Creek project area where none of the southern parcel is within the project area. The property is primarily improved pasture (approximately 49 acres) with eight wetlands making up the natural communities. All wetlands together make up about 21 acres. These wetlands include five depression marshes, two shrub swamps, and one dome swamp. During wetter periods, as much as 25% of the property can be covered by the wetlands.

The wetlands are scattered throughout the property and vary in their vegetation makeup. The depression marshes have no overstory and groundcover of maidencane, meadow beauty, Virginia chain

fern, spikerushes, yellow-eye-grass, and currently just the center of them is open water. The dome swamp has open groundcover with a dense canopy of tupelo trees. Where the two shrub swamps have grassy groundcover with spikerushes, a midstory of buttonbush, and scraggly red maple, a few cypress trees in the canopy, and a natural buffer around at least one side of them that consist of wax myrtle, swamp doghobble, bay trees, fetterbush, maleberry, possum haw, blueberry species, smilax, and other evergreen shrubs.

The groundcover of the remaining acreage of improved pasture is mostly pasture grasses with patches of heavily grazed blackberry, minimal saw palmetto, goldenrod, yellow jessamin, and more and has an overstory of sparse loblolly pine with an occasional water oak.

Exotics found on the property were some Peruvian primrose-willow on the edge of one wetland and one camphor tree. There was also only one tree stand found during the site visit.

Wildlife observations included deer scat, southern cricket and little grass frogs, armadillo shell, and many bird species including eastern phoebe, sandhill cranes, eastern towhee, yellow throated warbler, yellow-rumped warbler, two snipe, five wood ducks, American kestrel, ruby crowned kinglet, and many more.

No archaeological sites are known to occur on the property.

#### **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.*

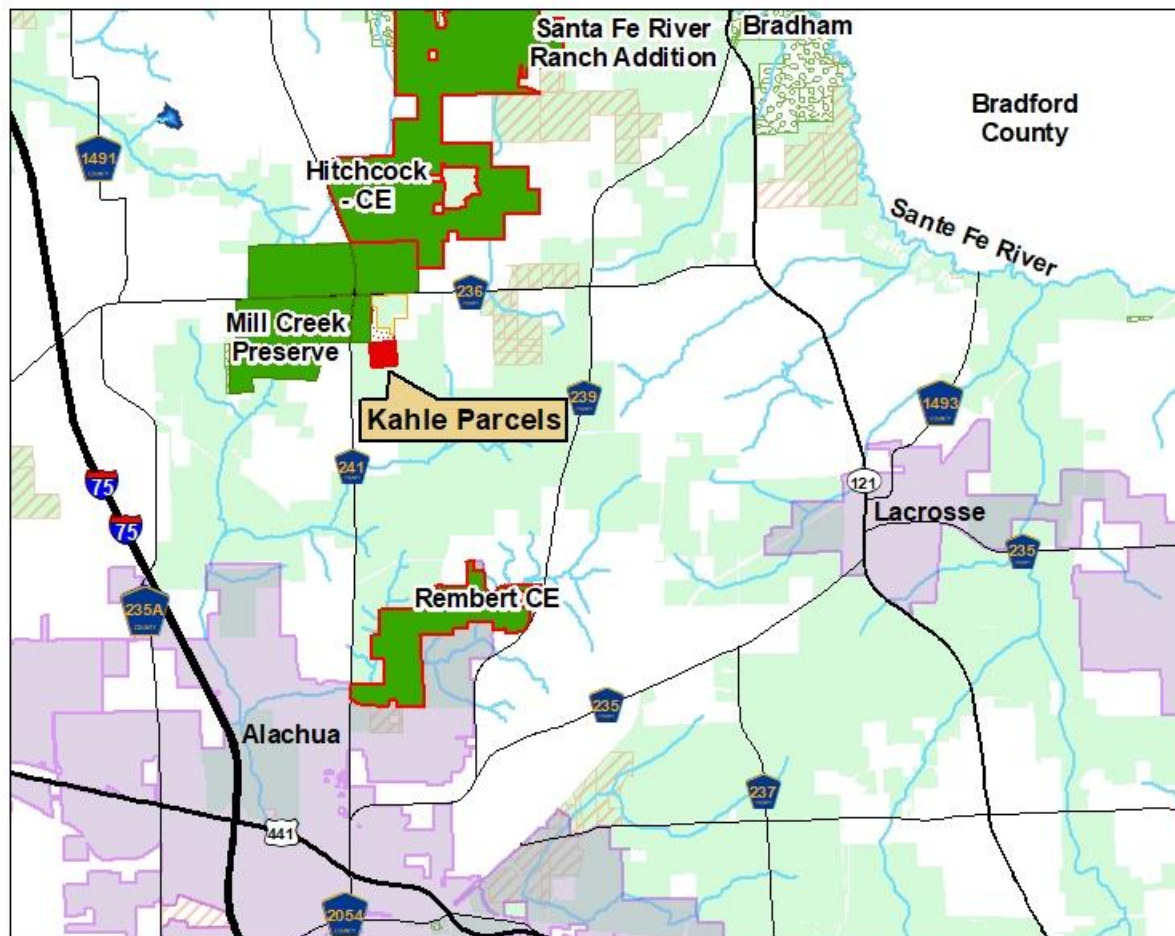
With a land use of R/Ag and under the current zoning, the site could be developed for single-family use at a density of 1 unit/5 acres. Based on a desktop review, there are some natural features on the subject area (wetlands, wetland buffer, floodplain) that would have protection from development activities under current regulations. There is some additional area along the northeastern portion of parcel 02845-001-000 that is within 100 feet of the Mill Creek Preserve that is also restricted from development under the preservation buffer code. The subject area currently has access to County Road 236 via the northern portion of parcel 02845-001-000.

Given the extent of regulated features above, roughly half of the property contains developable area, however, the limited infrastructure may somewhat diminish the potential for density.

| Mill Creek - Kahle - 1/25/2024                            |   |           |   |                        |  |
|---|---|-----------|---|------------------------|--|
| CATEGORY  | Criterion   | WEIGHTING | Enter Criteria Value Based on Site Inspection | Average Criteria Score | Average Criteria Score Multiplied by Relative Importance |
| (I-1)<br>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;  |           | 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)<br>PROTECTION OF NATURAL COMMUNITIES AND LANDSCAPES | A. Whether the property contains a diversity of natural communities;  |           | 2   |                        |  |
|   | 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;  |           | 3   |                        |  |
|   | D. Whether the property is functionally connected to other natural communities;   |           | 2   |                        |  |
|   | 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;  |           | 3   |                        |  |
|   | 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.   |           | 3   |                        |  |
| (I-3)<br>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;   |           | 5   |                        |  |
|   | 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;  |           | 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.  |           | 2   |                        |  |
|   | AVERAGE FOR ENVIRONMENTAL AND HUMAN VALUES  |           |   | 2.75                   |  |
|   | RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE   | 1.333     |   |                        | 3.67   |
| (II-1)<br>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.   |           | 4   |                        |  |
| (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;   |           | 1   |                        |  |
|   | 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 |           | 2   |                        |  |
|   | AVERAGE FOR ACQUISITION AND MANAGEMENT VALUES   |           |   | 3.00                   |  |
|   | RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE   | 0.667     |   |                        | 2.00   |
|   | TOTAL SCORE   |           |   |                        | 5.67   |



## Mill Creek - Kahle Location Map



- ACF Preserve
- Conservation Easement
- County Boundary
- Municipal Boundaries
- Active Acquisition List
- Kahle Parcels (~70 ac)**
  - Excluded - Parcel 1 (66 ac)
  - Included - Parcel 1 (29 ac)
  - Included - Parcel 2 (40 ac)
- Conservation Lands
- ACF Projects



0

1.25

2.5

5

Miles

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## Mill Creek - Kahle Parcel Map

