

**Mill Creek
McKnight (Bellamy Valley Ranch)
September 26, 2024**

Project Score		Buildings	
6.13 of 10.00		5 on ACPA, 8 on site. Pole barns, stables, well house, workshop, house.	
Inspection Date		Just Value	Just Value Per Acre
9/11/2024		\$702,432	\$2,478
Size		Total Value (Just, Misc, Bldg)	Total Value Per Acre
283.46 acres		\$1,314,727	\$4,638
Parcel Number	Acreage	Acquisition Type	
03015-000-000	53.98	Conservation Easement	
03014-001-000	172.79	Natural Community	Condition
03014-010-006	56.69	Blackwater stream	Good
		Seepage stream	Good
		Sinkhole	Good
		Upland hardwood forest	Fair
		Other	Condition
		Pasture	
		Pine plantation	
		Farm pond	
Section-Township-Range		Archaeological Sites	
4-8-18		0 recorded on site, 6 in 1 mile	
		Bald Eagle Nests	
		0 on site, 0 in one mile	
REPA Score	N/A (Adjacent to ACF Mill Creek Project Area, 7.4)		
KBN Score	N/A (Adjacent to Mill Creek Strategic Ecosystem, 9/47)		
Outstanding Florida Waters	N/A		

Overall Description:

The McKnight (Bellamy Valley Ranch) property consists of 283.46 acres in three parcels under one ownership. The property is located within the northern portion of the city of Alachua, in north-central Alachua County. The property is adjacent to the Rembert conservation easement (CE) and the Mill Creek Strategic ecosystem.

Six acres of the property are mapped as wetland, which represent approximately 4,000 feet of black water stream and an associated pond. Other wetland features on the property include a seepage stream, farm pond, and a sinkhole that the landowner says always holds water. Four other sinkholes were identified on the property, one of which has a fence around it and is very steep and narrow with rock outcroppings.

The most outstanding natural feature on the property is the blackwater stream, Bad Dog Branch, one of the primary tributaries of Mill Creek and feeds the Mill Creek Sink, less than two miles downstream from the McKnight property. Bad Dog Branch flows through the Rembert property, goes under County Road 241, and traverses the southern portion of the McKnight property before joining Mill Creek ½ mile downstream. The overstory surrounding the stream include bald cypress, sweetgum, Florida maple, willow and sugar berry. Understory and ground cover were minimal and included invasive tradescantia and Japanese climbing fern.

Other natural communities on the property include upland hardwood forest, seepage stream, and sinkhole. The upland hardwood forest is located in the northeast corner of the property and consists of mostly successional hardwoods with some large red oaks and live oaks. The seepage stream is in the upland hardwood forest and flows for about 50 yards before disappearing.

Most of the property was being used for hay production until the 2020's when 74 acres were planted in slash pine with the intention of harvesting pine needles. Forty-eight acres of the northwest parcel were planted with slash pine in the mid 1990's, clear-cut in 2020, and planted again with slash pine. Forty-one acres are still being used for hay production and grazing. Currently there are 22 cows on the property.

There is a gap in the eastern parcel where Old Bellamy Road cuts through, and there are remnants of an old bridge where that road intersects the creek. No known cultural sites were found on the property. Several invasive species were identified, including Japanese climbing fern and chinaberry trees which were found throughout the property. Small leaved spiderwort was found mostly along the edges of the creek. Camphor tree, Chinese tallow, vasse grass, hairy indigo, sickle pod, and ligustrum were also found in smaller numbers on 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 Spring, 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.

There are some natural features on the subject area (wetlands, wetland buffer, floodplain) that would have protection from development activities under current regulations. There are 6 acres of wetlands associated with the creek. In accordance with the Alachua County ULDC, the wetlands would be preserved along with an average 75-ft buffer surrounding the wetlands. Approximately 9.43 acres of wetland buffer would be preserved. In addition, there are 36.08 acres located in the floodplain within an area designated as Zone A with no base flood elevation. Any development in

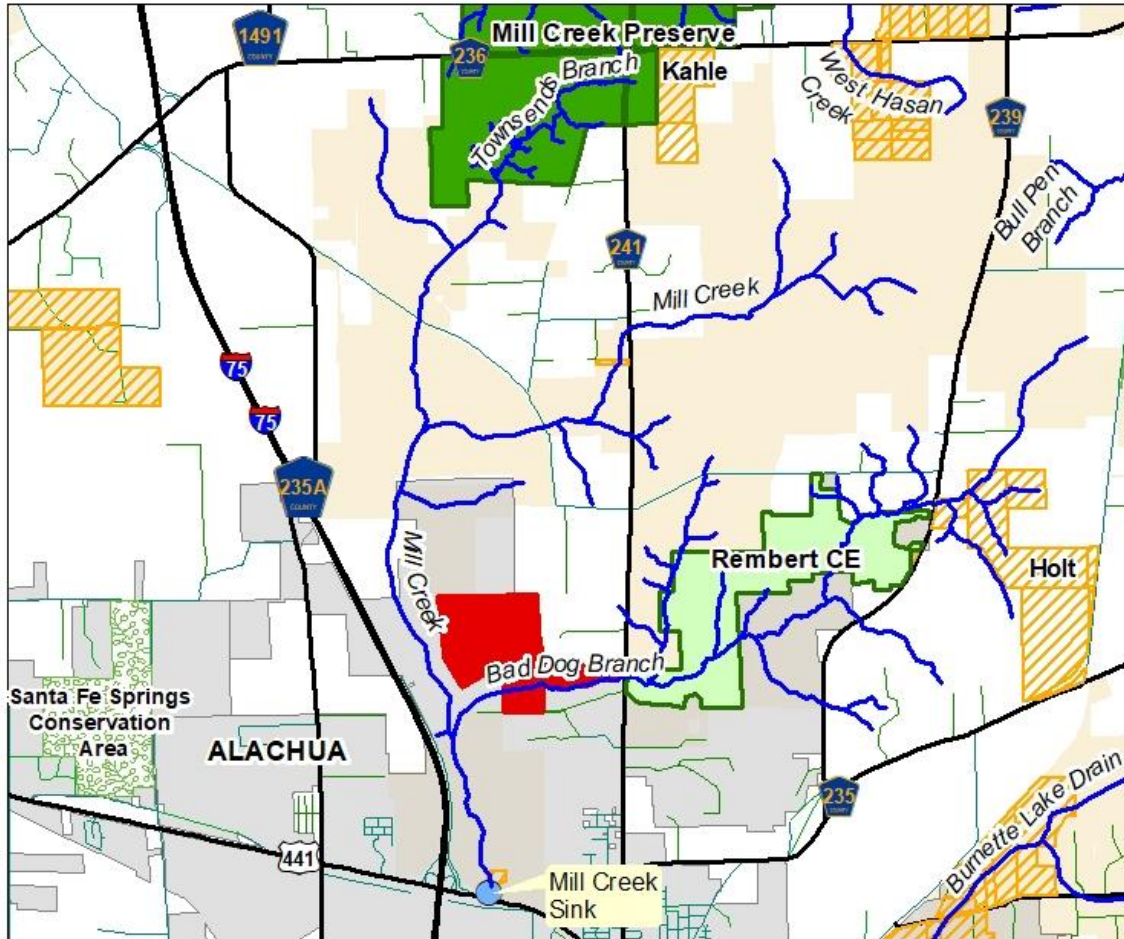
these areas would need to comply with local and federal floodplain management regulations, and structures with mortgages will be required to purchase flood insurance. No portion of the property is located within a Strategic Ecosystem. The majority of the property is located within a Sensitive Karst Area. Further investigation would be needed to determine if there are any Significant Geologic Features (SGFs) on the property. SGFs include but are not limited to sinkholes, caves, and limestone outcrops that typically occur in the sensitive karst areas. In accordance with the Alachua County ULDC, these features may be protected by a 50-150-ft buffer depending on their unique qualities. Determinations are made on a case-by-case basis and would require a thorough site review.

Mill Creek - McKnight (Bellamy Valley Ranch) - 9/26/2024

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;		1		
	D. Whether the property serves an important flood management function.		1		
(I-2) 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;		3		
	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;		3		
	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;		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.		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;		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;		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;		2		
	F. Whether the property has low incidence of non-native invasive species.		2		
(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.		4		
	AVERAGE FOR ENVIRONMENTAL AND HUMAN VALUES			2.90	
	RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE	1.333			3.87
(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.		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;		4		
	B. Whether the overall resource values justifies the potential cost of acquisition;		3		
	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			2.26
	TOTAL SCORE				6.13
NOTES					
	General Criteria Scoring Guidelines				
	1 = Least beneficial, 2 = Less Beneficial than Average, 3 = Average, 4 = More Beneficial than Average, 5 = Most Beneficial				



Mill Creek - McKnight (Bellamy Vally Ranch LLC) Location Map



Legend

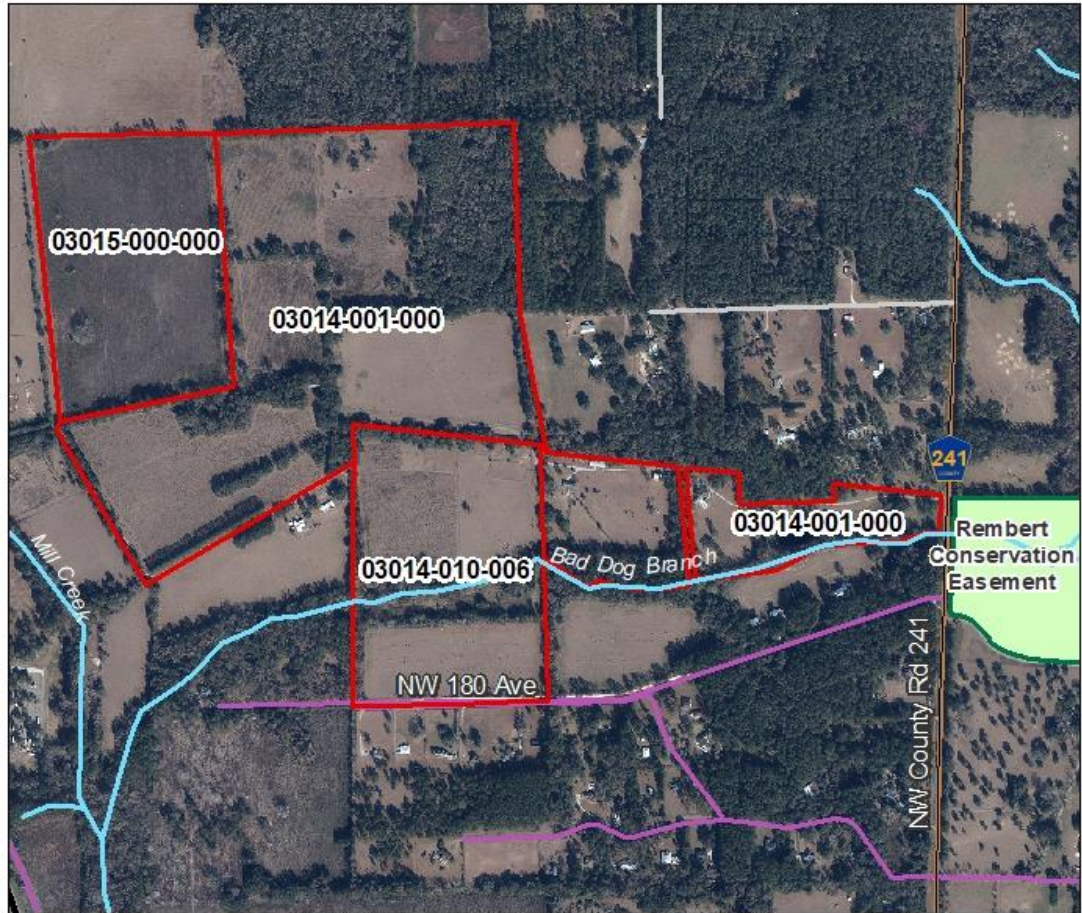
- McKnight (Bellamy Valley Ranch) (283.46)
- ACF Preserve
- Conservation Easement
- Partner Conservation Lands
- Alachua County Creeks
- Springs
- Active Acquisition List
- Major Road
- Municipal Boundaries
- ACF Projects Areas



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.



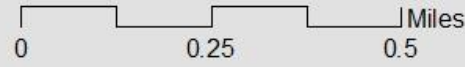
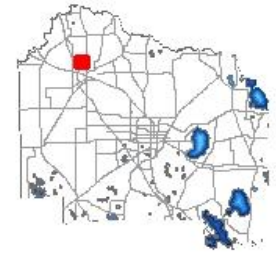
Mill Creek* - McKnight (Bellamy Valley Ranch) Parcel Map



Legend

- McKnight (Bellamy Valley Ranch) (283.46 ac)
- Conservation Easement
- Alachua County Creeks
- Roadway Classification**
- Federal/State
- Municipal Jurisdiction
- Private, Unincorporated
- Public, County Maintained

* Parcels are adjacent to parcels in the Mill Creek ACF Project Area but are not in it.



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