

High Springs
Lime Rock Mines LLC
5/27/2021

Project Score		Buildings	
5.07 of 10.00		3 ACPA, 5 onsite (old scale house, new scale house, mobile home/office, pole barn, shed)	
Inspection Date		Just Value	Just Value Per Acre
5/5/2021		\$108,940	\$344
Size		Total Value (Just, Misc, Bldg)	Total Value Per Acre
316.97 (ACPA)		\$124,870	\$394
Parcel Number	Acreage (ACPA)	Asking Price	Asking per acre
02935-000-000	316.97	NA	NA
Section-Township-Range		Acquisition Type	
30-07-18		Fee simple	
Archaeological Sites		Natural Community	Condition
0 arch sites recorded on site, 0 in 1 mile		Upland Hardwood forest	Good-Fair
1 historic cemetery on site			
5 historic structures in 1 mile			
Bald Eagle Nests		Other	Condition
0 on site, 0 within 1 mile		Mine Pit Lake	Good
		Overburden fields	N/A
		Active mining	N/A
REPA Score	N/A		
KBN Rank:	N/A		

OVERALL DESCRIPTION

The Lime Rock Mines LLC property includes one parcel of 316.97 acres in size, located northeast of High Springs, and west of Interstate 75. The property is co-owned by three different entities, which represent members of seventeen related families: Limerock Mines LLC, HS Limerock LLC, and SP Lime Rock LLC. The property has been nominated to the Alachua County Forever Program as a fee simple acquisition by the landowners. The landowners have utilized the site actively for recreational pursuits over the past several decades, including: boating, fishing, swimming, camping and for gatherings, and envision the potential for a developed, recreational park on the property.

The property lies outside of the county Strategic Ecosystems, and is not associated with an existing Alachua County Forever Project Area. The site is located within a designated Outstanding Florida Springs Priority Focus Area (PFA) for Hornsby, Treehouse, and Columbia springs.

Beginning in the 1950s and continuing to date, the entire property has been associated with an active limerock mining operation. Limerock mining is currently occurring on the property, but at low rate of production. There are approximately 142 acres of surface water lakes created by the mining operations. The surface waters are mostly deep quarries (30-50 feet) that intersect the Floridan aquifer. The southern portion of the property was mined first, with the current footprint of pits and overburden uplands completed by 2004. In the lake areas on the south end of the property, steeper cliffs/lake edges are largely unvegetated, with exposed rock faces. In some areas a more gradual slope exists, and in these places some emergent vegetation is established. The northern part of the property began to be actively mined in the 1980s (approx.). The two quarry lakes on the north end of the property have not been fully mined, and some areas of disturbance are more recent and ongoing in this area.

The remaining 175 acres is comprised of rolling and terraced upland terrain created by the excavation, disposal and grading of overburden soils displaced to gain equipment access to the limerock. This upland terrain includes steep gradients extending short distances around the perimeters of the open water, the majority covered with narrow linear perimeter of tree canopy. There are also fallow upland areas with scattered tree canopy. The majority of the tree and shrub cover on the overburden areas was southern red cedar (the dominant species), with a mix of laurel oak, water oak, cabbage palm, and sweetgum trees. The shrub layer included a mix of wax myrtle, saltbush, scattered willows, with small oak saplings. Wiregrass was scattered over some of the areas of overburden.

A small, 3-acre historic cemetery is located on the central east boundary of the property. The cemetery is recorded in the Florida Master Site File as the Asbury AME cemetery, an African American community cemetery, established in 1881. The cemetery area was not mined, and is very overgrown. It contains a mixture of hardwoods including red bay, southern magnolia, pignut hickory, southern red oak, laurel oak, live oak, cherry laurel, and indicator species of upland hardwood forest. Approximately 17 grave makers were observed during the site evaluation, the oldest being from 1912, but others as recent as 2001. The mining operation seems to have worked up to the edge of the cemetery site. No other archaeological sites or structures have been documented on the property.

Wildlife observations during the site visit include: northern cardinals, mockingbirds, white-eyed vireo, Carolina chickadee, Mississippi kites, red-shouldered hawks, red-tailed hawks, cormorants, and bobcat tracks. One small clump of a native orchid, *Spiranthes* was observed along an access road.

Non-native invasive plants were found scattered on the property, including lantana, mimosa tree, Chinese brake fern, tuberous sword fern, tropical soda apple, and Chinese tallow tree. One small patch of cogongrass was observed, not in an active mining area. An unidentified, widespread grass occurred over much of the mining overburden areas on the property. Overall upland invasive plant density was low. The lakes had visible hydrilla populations in all locations observable from the banks.

Mining Operation and Reclamation Requirements: While mining is currently continuing onsite, the landowners indicate that they have the right to cancel the contract at their discretion. Because the operation is still active, several pieces of infrastructure from the mining operation are located along the haul route/access road on the northern part of the property. Infrastructure observed onsite includes: a current scale house with limerock stockpile, an abandoned scale house with limerock stockpile, an abandoned-looking single-wide mobile home which had previously served as an office for the mining operation, two aboveground fuel storage tanks (gasoline and off road diesel) in maintained looking condition, a limerock vehicle maintenance pad with fluid stains, a small concrete block storage structure

overgrown with trees, a 3-sided pole barn, sheltering vehicles and an aboveground waste-oil tank, parked heavy equipment, a small metal shed, powerlines. Two active mining sites remain on the northern part of the property, on either side of the access road, both with large stockpiles of limerock that represent the remaining material being mined and hauled from the site. Along the east central access route, a stockpile of large old tires was observed, along with an aboveground tank with remnants of a tar-like material on the tank exterior.

The mining operation has been permitted through the FDEP with associated reclamation design plans and regulatory requirements. Alachua County Environmental Protection Department and Florida Department of Environmental Protection (FDEP) staff met to discuss the various permitting and reclamation issues in April 2021. FDEP clarified that if the property is acquired by another entity from the current mine-operation/landowner, there could be certain allowances and deviations from the permitted reclamation design since none of the reclaimed landscape are associated with fulfilling wetland mitigation requirements. Design deviations would be evaluated by FDEP to prioritize demonstration of adequate and appropriate slope and vegetative stabilization, adoption of best land management practices, appropriate vehicle access route locations, and proper fencing and landscape barricades to retain safe conditions and high water quality standards.

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.

The parcel is zoned Agriculture (A) and has a Land Use designation of Rural/Agriculture. Based on the existing zoning, which allows for 1 unit per 5 acres, up to 63 residential units could be built within the 317-acre subject property. As required through the Alachua County ULDC [Section 406.90(b)(2)], absent scientific information that demonstrates another buffer width is appropriate from the boundaries of the surface waters on the property, land alteration and development activities should retain “an average setback of 150 feet, but no less than 100 feet.” As a result, a proposed development layout design would have some limitations to incorporate these buffer distances within the narrow perimeter upland areas located around the open water features in the northern third of property, as well as some of the small and narrow peninsulas of uplands located within the southern portion of the property.

However, the majority of the buffer setbacks would be associated with the steep gradient slopes where development activity wouldn't be conducted and there are 4-5 large contiguous pockets of upland fallow fields. There may not be sufficient area to accommodate as many houses as zoning allows and appropriate stormwater treatment basins would have to be constructed in the uplands instead of discharging direct to the open water lakes. With incorporation of an appropriate cluster design, the property could potentially accommodate infrastructure and construction of some residential structures. The surrounding area is characterized by rural residential and small agricultural uses. There may be increased construction costs associated with providing adequate infrastructure (i.e. utilities, access roads, potable wells, septic tanks, etc.). However, in addition to potentially minor activities necessary to

fulfill FDEP permit requirements, there are few properties within Alachua County that can offer lake view residential lots and potential boat/fishing access to a rather large deep open water feature.

REPA - High Springs - Lime Rock Mines LLC - 5/27/21					
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;		4		
	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.		1		
(I-2) PROTECTION OF NATURAL COMMUNITIES AND LANDSCAPES	A. Whether the property contains a diversity of natural communities;		1		
	B. Whether the natural communities present on the property are rare;		1		
	C. Whether there is ecological quality in the communities present on the property;		1		
	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;		1		
	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;		1		
	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;		2		
	B. Whether the property serves as documented or potential habitat for species with large home ranges;		3		
	C. Whether the property contains plants or animals that are endemic or near-endemic to Florida or Alachua County;		2		
	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;		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;		4		
	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			2.30	
	RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE	1.333			3.07
(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);		2		
	B. Whether this management can be completed in a cost-effective manner.		3		
(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;		5		
	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		4		
	AVERAGE FOR ACQUISITION AND MANAGEMENT VALUES			3.00	
	RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE	0.667			2.00
	TOTAL SCORE				5.07



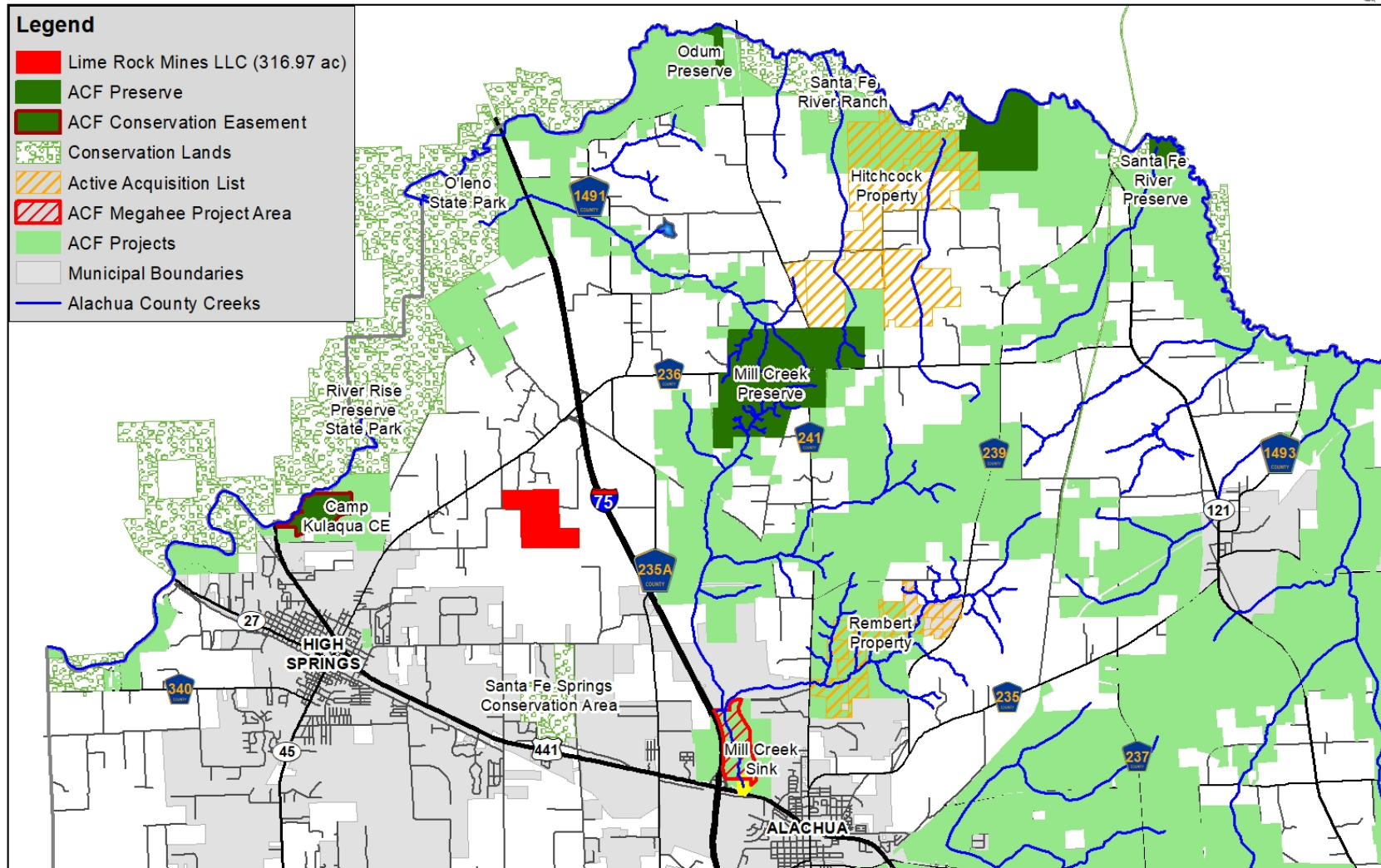
High Springs - Lime Rock Mines LLC Location Map

Map 1



Legend

- Lime Rock Mines LLC (316.97 ac)
- ACF Preserve
- ACF Conservation Easement
- Conservation Lands
- Active Acquisition List
- ACF Megaheer Project Area
- ACF Projects
- Municipal Boundaries
- Alachua County Creeks

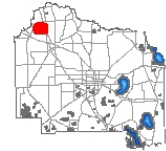


0 1.25 2.5 5 Miles

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High Springs - Lime Rock Mines LLC Parcel Map Map 2



0 0.125 0.25 0.5 Miles

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