

PARCEL SUMMARY

TRACT: Molpus Rocky Creek Tract, Hamilton County
OWNER: Molpus Woodlands Group

PARCEL: 470 acres +/-

PARCEL DESCRIPTION: The Molpus Property is located along Rocky Creek and is adjacent to the District's Cypress Creek Tract to the east. The location has been selected during the Upper Suwannee River Regional Aquifer Recharge Project (USRRARP) evaluation for locations suitable for recharge wells. The property has 7,340 feet of Rocky Creek flowing through it. This project is proposed to divert waters during high flows in the creek to recharge wells for aquifer recharge in the Eastern Water Resource Caution Area. The property is in northeastern Hamilton County.

The property is identified in the District's Florida Forever Work Plan as a Water Resource Development project. The purchase of this property would allow for siting of the recharge well and include protected lands to provide assurance that the quality of the water available for recharge has permanent protection. Preliminary review suggests that this site may be able to support an additional recharge well. Protection of the well and creek water quality is the primary objective. Secondary objectives include natural floodplain protection, forest management, and potential public use.

Zoning: **A-1** includes all agriculture, except slaughterhouses, processing and storage of agriculture commodities and products, plant nurseries and greenhouses, and churches. Residential units are allowed at 1 per 40 acres.

ESA-2, environmentally sensitive areas, (the 100-year floodplain) allow non-intensive agriculture and forestry and public resource-based recreation facilities. Residential units are allowed at 1 per 10 acres.

WATER RESOURCE GUIDELINE SCREENING:

Surface Water Protection: 26% (124 acres)

Springshed Protection: None

Floodplain Protection: 50% (237 acres)

Evaluated as a top 4 site in the recharge well siting assessment in USRRARP in 2019.

OUTSTANDING INTERESTS: To be determined by title search during detailed assessment.

CURRENT ASKING PRICE: Upon completion of the appraisal staff will negotiate the value of the property rights to be conveyed to the District. The owners do not have the property on the market for sale but have expressed a willingness to work with the District.

ASSESSMENT COSTS: Costs of detailed assessment are estimated to be from \$25,000 to \$35,000.

ACCESS: This property has access via a county-maintained Woodpecker Route.

TERMS: The District has discussed that Molpus retain certain pine plantation timber near harvest age, planted between 2000 and 2006 totaling about 144 acres, to minimize the total cost of the acquisition.

MANAGEMENT: The property would be added to existing lands in the area. Ongoing costs of the recharge well operation is estimated at \$60,000 per year.

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File #19-003