

Alachua County Boards
Annual Workplan/Accomplishments Report
FY2023

Date: October 1, 2023

Board/Committee Name: Land Conservation Board

Chairperson: Brian Block

Staff Support: Environmental Protection Department
Land Conservation and Management Program

Board Liaison: Emily Uhlmann, Senior Planner, Land Conservation and Management

Mission Statement:

The Land Conservation Board will recommend lands for conservation to the Alachua County Board of County Commissioners (BoCC) under the Alachua County Forever Program and advise the BoCC on the stewardship of those acquired lands.

Brief History of Board: Section 36.03 as amended of the Alachua County Code and Resolution 22-066 designates the work to be performed by the Land Conservation Board (LCB).

Their duties include:

- Establishing an Eligibility Pool no less than twice per year. At these public meetings the LCB shall identify properties eligible for further consideration for public acquisition by Alachua County Forever (ACF).
- Establishing a Priority Pool of ranked projects by the LCB and forwarding it to the Board of County Commissioners (BoCC) for authorization to proceed with acquisition by ACF.
- Advising the BoCC regarding the stewardship of conservation lands acquired under this Resolution and elsewhere in Alachua County.
- Responding to County Commission requests for information and input.

The LCB meets monthly to evaluate potential acquisition properties and to discuss stewardship issues. Typically, the LCB meets on the fourth Thursday of the month in the Environmental Protection Department Conference Room A. The LCB is governed by Section 36.03 as amended of the Alachua County Code and Resolution 22-066, and functionally follows the structure outlined in Resolution 21-32, Rule of Procedure for Meetings of the Alachua County Board of County Commissioners. Membership in the LCB has remained stable throughout the Board's history.

Major Accomplishments in FY2023:

Nominations and Evaluations

Since October 2022, the Land Conservation Board met 9 times, and continued to recommend properties to the BoCC for inclusion on the Active Acquisition List

Since last October, twenty-three (23) property nominations were received by program staff, ten of which were for previously nominated properties, bringing the number of nominations to 325 since program inception. Since October 2022, the LCB has heard presentations on eighteen

(18) properties (new nominations and revisions) in FY2023, with fourteen (14) of these properties added to the Priority Pool. Of these, twelve (12) Priority Pool properties were added to the Active Acquisition List by the BoCC, and the remaining 2 will be submitted to the BoCC for consideration in October/November.

LCB REVIEWED PROPERTY EVALUATIONS FY2023						
ACF Project Area	Property	Evaluation	Acquisition Type	Evaluator/s	LCB Date	LCB Motion
Lochloosa Slough Flatwoods	Tompkins	Full	Life Estate (CE)	Uhlmann / J. Natwick	10/27/2023	Priority Pool
Lochloosa Creek Flatwoods	Sherouse	Full	Fee Simple	Kennelly / Nelson / J. Natwick	1/26/2023	Priority Pool
Lochloosa Creek Flatwoods	Blankenship	Full	Fee Simple	Kennelly / A. Natwick	2/23/2023	No motion
Lochloosa Creek Flatwoods	Burry	Full	Fee Simple or CE	Uhlmann / J. Natwick / Christman	2/23/2023	Priority Pool
Lochloosa Slough Flatwoods	Foust	Full	Fee Simple	Nelson / Kennelly / Gillis / Neelands / J. Natwick	4/27/2023	Priority Pool
Lochloosa Connector	Richardson Brothers	Full	CE	Uhlmann / Christman	4/27/2023	Priority Pool
Lochloosa Connector	Perry	Full	Fee Simple	Christman / Uhlmann	4/27/2023	Eligibility Pool
Lochloosa Slough Flatwoods	Odom	Re-nominated; Reassess	Fee Simple	Ratkus / Crosby // Christman	4/27/2023 // 8/24/2023	No Motion // Priority Pool
Watermelon Pond	Sheffield	Full	Fee Simple	Gillis / Nelson / Neelands	5/23/2023	Priority Pool
Lake Forest Creek	Friedman Paul Trustee	Full	Fee Simple	Kennelly / A. Natwick	5/23/2023	Eligibility Pool
Paynes Prairie Additions	Koppaka	Full	Fee Simple	Uhlmann / Neelands	5/23/2023	Priority Pool
Gainesville Archipelago	Modern Trends Development LLC	Desktop	Fee Simple	A. Natwick	6/22/2023	Eligibility Pool (Bargain Share)
Buck Bay Flatwoods	JWC Farms	Full	CE	Uhlmann / Christman	7/27/2023	Priority Pool

Barr Hammock	Sheffield	Full	Fee Simple	Nelson/ Gillis/ Neelands	7/27/2023 // 8/24/2023	Eligibility Pool // Priority Pool
Buck Bay Flatwoods	Burnsed	Full	Fee Simple	Kennelly / Neelands	7/27/2023	Priority Pool
Watermelon Pond	Oelrich	Full	Fee Simple	Uhlmann/ A. Natwick/ Wells	8/24/2023	Priority Pool (Bargain Share)
Watermelon Pond	Biro	Full	CE	Nelson / Neelands / Gillis	9/28/2023	Priority Pool
Santa Fe River	Shireman	Full	Fee Simple	A. Natwick / Kennelly	9/28/2023	Priority Pool

Acquisitions

Negotiations continue on projects that are on the Active Acquisition List. Eight projects were acquired in FY23 (table below) bringing the total land conserved by ACF to 33,386 acres in county ownership from 90 individual acquisitions (fee simple and conservation easements). There are three (3) projects under contract as of 9/30/2023, and we have seller-signed letters of intent for three (3) additional properties.

Projects Acquired	Closing Date	Total Acreage	County Acreage	Purchase Price	County Share	Primary Manager
Barr Hammock – Archie Carr	10/28/2022	36.24	36.24	\$461,896.61	100%	Alachua County
Barr Hammock – Carr Family	10/28/2022	33.41	33.41	\$227,113.95	100%	Alachua County
Barr Hammock - McNab	10/28/2022	6.11	6.11	\$60,019.84	100%	Alachua County
Lake Santa Fe – Brooks	12/09/2022	2.58	2.58	\$11,000.00	100%	Alachua County
Santa Fe River – Matthews	2/10/2023	182.96	182.96	\$841,798.96	100%	Alachua County
Santa Fe River – Bell	01/31/2023	126.11	104.99	\$441,385.00	83.25%	Alachua County
Santa Fe River – Waldo Tree Farm	3/17/2023	158.20	158.2	\$384,430.86	100%	Alachua County
Lochloosa Slough – Colasante	7/11/2023	347.49	347.49	\$1,815,440.63	100%	Alachua County
TOTALS		893.10	871.98	\$4,243,085.85		

Properties Under Contract	Acreage	Partners	Primary Manager
Lake Santa Fe – Dinh	322.31 ±	Alachua Conservation Trust	Alachua County
Mill Creek – Rembert CE	623.2 ±		Alachua County
Watermelon Pond - Sheffield	40.29 ±		
<i>Lochloosa Slough – Jackson Heirs – Offer Accepted</i>	116 ±		<i>Alachua County</i>
<i>Lochloosa Creek Flatwoods – Sherouse and Flowers - Offer Accepted</i>	154 ±		<i>Alachua County</i>
<i>Lochloosa Connector – Rimes – Offer Accepted</i>	161 ±	<i>Possible Partner: St. Johns River Water Management District (SJRWMD)</i>	<i>SJRWMD</i>
TOTALS	1,416.8		

BoCC Requests

None in FY 2023

Stewardship

In 2014, the Board expanded the LCB's role to include review of stewardship of county-acquired conservation lands (Resolution 22-066).

- The LCB received Stewardship Overview Reports from staff on 1/26/2023, 5/25/2023, and 9/28/2023.
- The LCB reviewed Management Plans for 2 County Preserves in FY 2022/23:
 - Pithlachocco Preserve
 - Orange Lake Preserve

FY24 WORKPLAN

Goals & Objectives for FY2024

- The LCB intends to continue to receive and evaluate nominations to the ACF Program for acquisition with the Wild Spaces and Public Places Surtax funds, donations, partnerships, and grants.
- LCB meetings will continue to be scheduled on a monthly basis, special meetings and workshops will be scheduled as needed.
- The LCB will receive stewardship updates quarterly from staff regarding stewardship accomplishments on County preserves
- The LCB will also continue to review land stewardship issues raised by the public, BoCC, or staff, and address any other BoCC requests.