



Agenda Item Summary

File #: 24-00193

Agenda Date: 2/27/2024

Agenda Item Name:

Addition of Land Conservation Projects to the Alachua County Forever Active Acquisition List

Presenter:

Emily Uhlmann, Senior Planner – Environmental Protection Dept., (352) 275-2050

Description:

Staff requests the Board of County Commissioners (BoCC) approve the addition of the following land conservation projects to the Alachua County Forever (ACF) Active Acquisition List. The staff recommendation is based on the addition of these properties to the Priority Pool by the Land Conservation Board as outlined in Resolution 22-066.

1. Mill Creek – Kahle (Full Price List)
2. Paynes Prairie Additions – Goodwin (Full Price List)

Addition of these projects to the Active Acquisition List, authorizes staff to: obtain title work and appraisals, negotiate price and terms with the owners, and execute purchase or option contracts. Any purchase contract or option will be brought back to the Board for consideration.

Recommended Action:

Approve the addition of the following property on the Active Acquisition List.

1. Mill Creek – Kahle (Full Price List)
2. Paynes Prairie Additions – Goodwin (Full Price List)

Prior Board Motions:

None

Fiscal Note:

Mill Creek - Kahle (Fee Simple) - Cost Estimates:

Total estimated cost for acquisition and 10-year stewardship: \$489,958

The current annual property tax revenue of all the project parcels is: \$3,311.98

Paynes Prairie Additions - Goodwin (Fee Simple) - Cost Estimates:

Total estimated cost for acquisition and 10-year stewardship: \$531,882

The current annual property tax revenue of all the project parcels is: \$6,464.93

Purchase and maintenance would be funded from either the 2016 Wild Spaces Public Places surtax or the Conservation Lands portion of the new infrastructure surtax.

Additional details can be found in Exhibits 5 and 6

Strategic Guide:

Environment

Background:

Mill Creek – Kahle: On December 14, 2023, Carol Kahle nominated the subject property to the Alachua County Forever Program for consideration as a fee simple purchase. On January 25, 2023, the Land Conservation Board placed the 70-acre Mill Creek – Kahle property in the Priority Pool. The Kahle project includes two parcels (Alachua County Property Appraiser Tax Parcel Numbers (ACPA TPN) 02845-001-000 and 02888-001-000). It 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. In total, these parcels are approximately 140 acres; however, the landowner only wishes to sell a portion of the northern parcel to the County, bringing the approximate acquisition acres to 70.

The property is primarily improved pasture with eight individual wetlands scattered across the property. The wetlands include five depression marshes, two shrub swamps, and one dome swamp which cover approximately 21 of the 70 acres that would potentially be acquired. The vegetation makeup of the wetlands is variable, but they appear to be in relatively good condition overall. The most significant wetland spans the property boundary between the northern Kahle parcel and the adjacent Mill Creek Preserve. Acquisition of the full footprint of the wetland would make land management activities on the preserve, such as prescribed burning, more efficient.

Additional information can be found in the attached site evaluation. (Exhibits 1 and 2)

Paynes Prairie Additions – Goodwin: On December 14, 2023, Carol Goodwin nominated the subject property to the Alachua County Forever Program for consideration as a fee simple purchase. On January 25, 2023, the Land Conservation Board placed the 33.78-acre Paynes Prairie Additions – Goodwin property in the Priority Pool.

The Goodwin project includes three parcels (ACPA TPN 16035-002-000, 16305-003-000, and 16305-000-000). The property is located in the southcentral portion of the County, between Gainesville and Micanopy along the boundary of Paynes Prairie Preserve State Park (PPPSP). Florida Park Service staff accompanied ACF staff on the site evaluation and have communicated an interest in assuming management responsibilities for the property as part of PPPSP, should future acquisition occur. The natural communities onsite include a blackwater stream, baygall, hydric hammock, and mesic flatwoods, in good condition. Altered communities include successional hardwood forest and an artificial pond. The property includes one single family home, one cabin, and various additional structures associated with the dwellings.

Additional information can be found in the attached site evaluation. (Exhibits 3 and 4)

General:

The staff recommendation is based on the addition of these properties to the Priority Pool by the Land Conservation Board as outlined in Resolution 22-066.

As with all Alachua County conservation lands, if accepted as an acquisition, these properties will go through the vetting process for the Registry of Protected Places.

Comp Plan Reference:

Policy 6.0 Land Conservation Program within the Conservation and Open Space Element, states “Establish and maintain a land conservation program for the purchase, preservation, and management of natural areas and open space to complement the regulatory approaches identified in other section of this element.”