

Alachua County Boards  
Annual Workplan/Accomplishments Report  
**FY2023-24**

Date: October 1, 2024

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 (as amended), and functionally follows the structure outlined in Resolution 21-32, Rule of Procedure for Meetings of Alachua County Board of County Commissioners. Membership in the LCB has remained stable throughout the Board's history.

**Major Accomplishments in FY2023-24:**

Nominations and Evaluations

Since October 2023, 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, 26 property nominations were received by program staff, bringing the number of nominations to 351 since program inception. Since October 2023, the LCB has heard presentations on 24 properties (new nominations and revisions/ updates) in FY2023-24, with 21

of these properties added to the Priority Pool. Of these, 19 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 December.

<b>LCB REVIEWED PROPERTY EVALUATIONS FY2023-24</b>						
<b>ACF Project Area</b>	<b>Property</b>	<b>Evaluation</b>	<b>Acquisition Type</b>	<b>Evaluator/s</b>	<b>LCB Date</b>	<b>LCB Motion</b>
Lake Forest Creek	Ramblewood Properties, Inc (Olster #1)	Full	Fee	A. Natwick/ Kennelly	12/7/2023	Priority Pool
Lake Forest Creek	Lewis & Scott LLP (Olster #2)	Full	Fee	A. Natwick/ Kennelly	12/7/2023	Priority Pool
Mill Creek	Kahle	Full	Fee	Gillis/ Nelson/ Neelands	1/25/2024	Priority Pool
Paynes Prairie Additions	Goodwin	Full	Fee	A. Natwick / Kennelly	1/25/2024	Priority Pool
Buck Bay Flatwoods	Burnsed (Addition)	Desktop	Fee	Uhlmann	1/25/2024	Priority Pool
Lochloosa Creek Flatwoods	Cobble	Full	CE	Uhlmann/ J. Natwick	2/22/2024	Priority Pool
Lochloosa Creek Flatwoods	Samuel	Full	Fee	Kennelly/ J. Natwick/ Neelands	3/28/2024	Priority Pool
<i>Hasan Flatwoods</i>	<i>Holt/ Woitas Trustee</i>	<i>Update</i>	<i>CE</i>	<i>Christman</i>	<i>3/28/2024</i>	<i>Priority Pool as a bargain share</i>
Westside	Woten & Roten Trustees, Denman	Full	Fee or CE	Gillis/ Nelson/ Neelands	4/26/2024	No motion
Lake Forest Creek	Quaker 22 LLC	Full	Fee	Nelson /	4/26/2024	Priority Pool
Santa Fe River	Robinson	Full	Fee or CE	Nelson /Gillis Neelands	5/23/2024	Priority Pool
<i>Lochloosa Connector</i>	<i>Wood, Ahsley and Sara-Nett</i>	<i>Update</i>	<i>CE</i>	<i>Uhlmann/ Christman</i>	<i>5/23/2024</i>	<i>Priority Pool</i>
Watermelon Pond	Dumford and Palmer	Full	Fee + part CE	Wells / A. Natwick / Nelson	5/23/2024	Priority Pool
Mill Creek	Williams (Donation)	Desktop	Fee	C. Gillis / Neelands	6/27/2024	Priority Pool
Watermelon Pond	Johnson	Full*	Fee	Nelson/ Neelands	6/27/2024	Priority Pool

Lake Santa Fe	Wagner	Desktop	Fee	A. Natwick	6/27/2024	Priority Pool
Watermelon Pond	Moore, Purcell, & Trammell	Full*	Fee	Nelson/ Neelands	6/27/2024	Priority Pool
Watermelon Pond	Eichhorn	Full	Fee	Nelson/ Neelands	8/22/2024	Priority Pool
Watermelon Pond	Hawkins	Full	Fee	Neelands / Uhlmann	8/22/2024	Priority Pool
Lochloosa Creek Flatwoods	Little Orange Lake Investors, LLC	Full	Fee	Gillis/ Nelson	8/22/2024	Eligibility Pool
Alachua County	Rayonier	Full	Fee	Christman/ Acquisition staff	8/22/2024	Priority Pool
Mill Creek	McKnight/ Bellamy Family Farm	Full	CE	A. Natwick / Nelson	9/26/2024	Priority Pool
Lake Santa Fe	PM Land Inc	Full	Fee	J. Natwick / Kennelly	9/26/2024	Priority Pool as a bargain share
Lake Forest Creek	McGalliard	Desktop	Fee	Uhlmann	9/26/2024	No Motion

### Acquisitions

Negotiations continue on projects that are on the Active Acquisition List. Eight projects were acquired in FY23-24 (table below) bringing the total land conserved by ACF to 35,284± acres from 98 individual acquisitions (fee simple and conservation easements).

Projects Acquired	Closing Date	Total Acreage	County Acreage	Purchase Price (Total All Partners)	County Share	Primary Manager
Lake Santa Fe – Dinh	10/31/2023	309.01	296.93	*\$420,000.00	86.4%	Alachua County
Mill Creek – Rembert CE	1/18/2024	613.83	613.83	*\$3,278,482.05	69.5%	Landowner
Watermelon Pond - Sheffield	2/02/2024	39.59	39.59	\$316,736.00	100%	Alachua County
Lochloosa Creek Flatwoods – Sherouse and Flowers	2/30/2024	148.94	148.94	\$408,779.25	100%	Alachua County
Lake Santa Fe – Winchester	8/14/2024	41.26	41.26	\$74,280.60	100%	Alachua County

Lochloosa Connector – Rimes	8/30/2024	156.05	156.05	*\$1,453,346.70	80%	SJRWMD
Watermelon Pond – Elliott CE	9/06/2024	39.13	39.13	\$146,756.25	100%	Landowner
Lochloosa Slough – Jackson Heirs	9/27/2024	119.85	119.85	\$317,256.19	100%	Alachua County
<b>TOTALS</b>		1,461.48	1,449.40	\$6,415,256.19		

**\*Projects with Partner Funding**

**Lake Santa Fe – Dinh:** Total Acquisition Cost: \$420,000.00 = \$363,000.00 (Alachua County) + \$57,000 (Alachua Conservation Trust)

**Mill Creek – Rembert CE:** Total Acquisition Cost: \$3,278,482.05 = \$2,278,482.05 (Alachua County) + \$1,000,000 (FL Dept. of Environmental Protection, Springs Protection Grant)

**Lochloosa Connector – Rimes:** Total Acquisition Cost: \$1,453,346.70 = \$1,162,667.60 (Alachua County) + \$290,669.40 (St. Johns River Water Management District)

**BoCC Requests**

None in FY 2023-24

**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 1/25/2024 and 4/25/2024.

**FY24-25 WORKPLAN**

**Goals & Objectives for FY2024-25**

- 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.