



ALACHUA COUNTY LAND CONSERVATION BOARD

14 NE 1st St • Gainesville, Florida 32601
Tel: (352) 264-6868 • Fax (352) 264-6852
Home Page: www.alachuacountyforever.us
Email: landconservation@alachuacounty.us



Mission Statement

To acquire, improve, and manage environmentally significant lands that protect water resources, wildlife habitats and natural areas suitable for resource-based recreation.

Brian Block

Chair

Amy Schwarzer

Vice-Chair

Kristen Young

Secretary

BJ Bukata

Bruce A. Blackwell

Dewayne Baines

Edward Hunter

Jennifer Rocca, Dr.

Lee Cook

Paul Lyrene, Dr.

Tom Mirti

Alternate

Catherine (Kate) Lee

Meeting Minutes

October 24th, 2024, 5:30 P.M.

Grace Knight Conference Room

12 SE 1st Street, Second Floor,

Alachua County Administration Building

In-Person Meeting

LCB attendance: *Dewayne Baines (virtual, non-voting member) Brian Block, Bruce Blackwell, BJ Bukata, Lee Cook, Ed Hunter, Kate Lee (voting member), Paul Lyrene, Tom Mirti, Jennifer Rocca, Amy Schwarzer, Kristen Young*

County staff: *Emily Uhlmann, Jesse Natwick, Andy Natwick, Kevin Ratkus*

Members of the public: *Margaret McKnight (virtual, property representative)*

1) Call to Order

*Meeting called to order by Chair Brian Block at 5:34PM
Alternate, Kate Lee will be a voting member in the absence of other members.*

2) Agenda

a) Approval of Agenda

Motion was made by BJ Bukata to approve the agenda. Kate Lee seconded the motion.

Action: Agenda for the October 24th, 2024 meeting of the LCB was approved by a vote of 10-0.

3) Approval of Minutes from August 22nd, 2024

Motion was made by Tom Mirti to approve the meeting minutes from the August 22nd meeting with the correction that Ed Hunter didn't second the motion to approve the June minutes.

Action: August 22nd 2024 meeting minutes with correction were approved with a vote of 10-0.

a) Addition: Approval of updated Minutes from February 22, 2024 - May 23, 2024 LCB Meetings

Amy Schwarzer arrived at 5:38 pm, bringing the voting member total to 11.

Motion was made by BJ Bukata to approve the updated meeting minutes from February 22-May, 23 2024. Tom Mirti seconded.

Action: Updated minutes were approved with a vote of 11-0 after Amy Schwarzer entered the meeting.

4) Property Evaluations – Staff Presentations

- a) **Lake Santa Fe – PM Land Inc** – presented by Jesse Natwick
Nominated by the owner for fee simple acquisition

Motion was made by Ed Hunter to place the property into the eligibility pool with the stipulation that an entity other than ACF manage the property after acquisition. Tom Mirti seconded the motion.

Action: Lake Sante Fe- PM Land Inc property was placed into the eligibility pool with the stipulation that an entity other than ACF manage the property after acquisition by a vote of 8-3 with Lyrene, Bukata and Block in dissent.

Motion was made by Amy Schwarzer to place the property in the priority pool as a bargain share with the stipulation that an entity other than ACF manage the property after acquisition. Ed Hunter second.

Action: Lake Sante Fe- PM Land Inc property was placed into the priority pool as a bargain share with the stipulation that an entity other than ACF manage the property after acquisition by a vote of 8-3 with Lyrene, Young, and Rocca in dissent.

- b) **Mill Creek – McKnight (Bellamy Valley Ranch)** – presented by Andy Natwick
Nominated by owner as a conservation easement
Margaret McKnight, daughter of property owner, shared that the main goal for nominating the property is for the land and its natural resources to be conserved; the children of landowner are interested learning and incorporating best management practices for natural resource protection.

Motion was made by Bruce Blackwell to place the property in the eligibility pool. Jennifer Rocca seconded.

Action: Mill Creek-McKnight property was placed into the eligibility pool with a vote of 10-1, with Bukata in dissent.

Motion was made by Amy Schwarzer to place the property in the priority pool. Paul Lyrene seconded.

Action: Mill Creek-McKnight property was placed into the priority pool with a vote of 10-1, with Bukata in dissent.

Tom Mirti left the meeting at 7:02PM, after the vote on the McKnight Property

- c) **Lake Forest Creek – McGalliard (Desktop Evaluation)** – Presented by Emily Uhlman
Fee simple acquisition nominated by property owner

No action taken.

5) **Old Business**

No Old Business.

6) **New Business**

- a) Identification of designee to attend the Climate Summit
 - i) Saturday, November 16th (8:30am-4:00 pm) – *Amy Schwarzer may attend the meeting*
- b) LCB Notes: Vacancies (terms ending); Volunteer hours
There are three upcoming vacancies on the LCB; The County Commission is anticipated to vote on applicants in December

LCB meeting attendance will now be tracked as volunteer hours in the new County Volunteer Portal

7) **Staff Updates**

- a) Acquisition Updates – *Presented by Kevin Ratkus*
 - Lochloosa Slough Flatwoods - Jackson Heirs: Closed on 9/26/24
 - Watermelon Pond - Elliot CE: Closed on 9/6/2024
 - Santa Fe River – Block Family Partnership: In due diligence period, potential closing in December
 - Watermelon Pond – Howell CE: In due diligence period, potential closing in November
 - Watermelon Pond - Biro CE: Due diligence just began, potential closing end of January
 - Lake Forest Creek – K Squared Holdings LLC: In negotiations
 - Rayonier – Little Hatchet Creek sub-project: Owner has been moved process to 2025
 - Lochloosa Creek Flatwoods – Weyerhaeuser LOCP: Appraisals occurring
 - Watermelon Pond – Hawkins: Appraisals just completed
 - Watermelon Pond – Johnson, Moore-Purcell-Trammell, Eichhorn, and Dumford & Palmer – Appraisals complete; waiting on appraisal reports

8) **Public Comment**

Wildflower Walk at Barr Hammock 10/27/2024 from 2-6pm. Registration is limited.

LCB members discussed placing an item on a future LCB meeting agenda regarding understanding the need and opportunities for grants for land acquisition.

9) **Other Business**

- a) Next meeting date – ***December 5th, 2024**
 - i) Non-standard date to avoid conflict with the Nov./ Dec. holidays. This will be the last meeting of the year.

10) **Adjourn**

Meeting adjourned by Chair Brian Block at 7:36 PM

A public speaker who meets the definition of “lobbyist” per Alachua County Code Section 68.02 shall disclose that he or she is a registered lobbyist when addressing the Board.