



Alachua County Land Conservation Board

LCB Members

Chair

Brian Block

Vice-Chair

Amy Schwarzer

Secretary

Kristen Young

BJ Bukata

Bruce A. Blackwell

Catherine (Kate) Lee

Edward Hunter

Jennifer Rocca, Dr.

Lee Cook

Paul Lyrene, Dr.

Tom Mirti

Alternate

Jeff Glenn

Mission Statement

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



Meeting Minutes

June 26th, 2025, 6:00 P.M.

Grace Knight Conference Room

12 SE 1st Street, Second Floor,

Alachua County Administration Building

In-Person Meeting

Land Conservation Board (LCB) members present: Brian Block, Paul Lyrene, Kristen Young, Edward Hunter, BJ Bukata, Amy Schwarzer, Catherine Lee, Lee Cook, Bruce Blackwell, Jennifer Rocca

Staff present: Andi Christman, Emily Uhlmann, Michael Bird, Kevin Ratkus, Milo Neelands, Matt Barker, Dave Forziano

Members of the public: Khali Blount, Denise, Brian Gurges, Alex Davis

1) Call to Order

Chair Brian Block called the meeting to order at 6:03pm.

2) Agenda

a) Approval of Agenda

Motion was made by Ed Hunter to approve the agenda with the change of moving item 4 to after voting items. Amy Schwarzer seconded the motion. Motion passed with a vote of 10-0.

3) Approval of Minutes from May 22, 2025

Motion was made by Ed Hunter to approve the minutes from the May 22nd, 2025 meeting of the LCB with the change to the meeting start time to 6:02m. Bruce Blackwell seconded the motion. Motion passed with a vote of 10-0.

4) **Sunshine Law Presentation** – Per the request of LCB member Bruce Blackwell, this item was moved until after the property presentations

5) Property Evaluations – Staff Presentations

a) Paynes Prairie Additions – Woodbine Community Association

Presented by Milo Neelands

Nominated as a conservation easement donation by the owners

Motion was made by Amy Schwarzer to place the property in the eligibility pool. Ed Hunter seconded the motion. Motion passed with a vote of 9-0. Lee Cook abstained due to disclosed financial interest.

Motion was made by Kristen Young to place the property in the priority pool. BJ Bukata seconded the motion. Motion passed with a vote of 9-0. Lee Cook abstained due to disclosed financial interest.

b) Lake Forest Creek – Reeb
*Presented by Emily Uhlmann and Matt Barker
Nominated as a fee simple acquisition by the owner.*

Public comment: Realtor representing owners of the nominated Lake Forest Creek parcels asked for clarification on sovereign submerged lands. Stated the Reeb parcel owner is interested in conservation.

No motion was made.

c) Lake Forest Creek – Centro Espirita Beneficente do Vegetal
Nominated as a fee simple acquisition by the owners.

Motion was made by Kristen Young to place the property in the eligibility pool. Amy Schwarzer seconded the motion. Motion passed with a vote of 8-2 with Paul Lyrene and BJ Bukata in dissent.

Motion was made by Bruce Blackwell to place the property in the priority pool. Lee Cook seconded the motion. Motion passed with a vote of 8-2 with Paul Lyrene and BJ Bukata in dissent.

6) Old Business
No old business

7) New Business
Ed Hunter left the meeting. (~7:10pm)

a) Watermelon Pond – Wang Life Estate (Desktop Evaluation)
*Presented By Emily Uhlmann
Nominated Sara Wang as a fee simple acquisition*

LCB discussed splitting the house from the rest of the property.

Public comment: Dave Forziano asked what is being nominated, whether it is a fee simple property or the remainder interested in life estate. It is a fee simple property.

Motion was made by Amy Schwarzer to place the property in the eligibility pool. Kristen Young seconded the motion. Motion passed with a vote of 9-0.

Motion was made Amy Schwarzer by to place the property in the priority pool. Kristen Young seconded the motion. Motion passed with a vote of 9-0.

Sunshine Law Presentation (#4) moved here: *Dave Forziano, Senior Assistant County Attorney, gave a presentation on Florida Sunshine Law and board voting requirements.*

8) Staff Updates

Acquisition Update - *Presented by Michael Bird*
Lake Forest Creek – K Squared Holdings LLC: Closing soon
Watermelon Pond – Johnson: Closed
Watermelon Pond – MPT: In due diligence
Watermelon Pond – Eichhorn: Closed
Watermelon Pond – Dumford & Palmer: In due diligence
Lochloosa Creek Flatwoods – Weyerhaeuser LCP: Contract is with owner
Watermelon Pond – You Jau: appraisals complete, in negotiations
Watermelon Pond – Hawkins: seller signed contract, BOCC voted to exercise option
Mill Creek – Williams (donated parcel): Closing soon
Lochloosa Slough Flatwoods – Tompkins: Appraisals completed
Lochloosa Creek Flatwoods – Burry: Appraisals completed, waiting on appraisals
East Newnan’s Lake – Putz: Appraisals completed, waiting on appraisals
High Springs – Shires Conservation Easement: conservation easement is being drafted

9) Public Comment

10) Other Business

a) Next meeting date – July 24th, 2025

11) Adjourn

Chair Brian Block adjourned the meeting at 8:15pm.

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