



Alachua County Forever

Agricultural Lands Protection Strategy Update
BoCC 12/9/25



Agricultural Strategy Goals & Values:

Board of County Commissioners Resolution 24-81

*Acquire conservation easements
on agriculturally significant lands to
“protect water resources, rural economy,
contribute to local food security,
and promote open, scenic space.”*



UPDATES TODAY

1. Funding Partnership/Cost Share Update
2. Revisions to Resolution
3. Active Acquisition List Updates

Funding Partnership Update

An Evolving Landscape

- USDA NRCS - Agricultural Easement Program
 - Partnership anticipated, dependent upon USDA funding and staffing.
 - **Easement Structure** -County would hold title, USDA receives minimum deed terms.
- FDACS - Rural and Family Lands Protection Program
 - Partnership hoped for, but complicated.
 - **Easement Structure** - State would hold title, county would fund.
 - State of Florida practice is to not share title on land acquisitions, but to provide 3rd party right of enforcement.
 - Opinions from CAO and ISOB outside counsel that this does not meet standard of County “acquiring land/interests”

Ballot Language:

- Shall Alachua County: acquire and improve lands for conservation, wildlife habitat, water quality, and recreation; operate and maintain parks and recreation facilities; repair roads and improve road safety; construct and renovate fire stations and other public facilities; acquire lands for affordable housing; fund economic development projects pursuant to Florida Statute 212.055(2)(d)(3); provide citizen oversight and independent audit; by levying a one percent sales surtax for ten years starting January 1, 2023?

ORDINANCE 2022-08

- An Ordinance of the Board of County Commissioners of Alachua County, Florida..... Providing that 50.0 percent of the proceeds of the new surtax shall be used to acquire and improve lands for conservation, protection of natural resources, or public recreation, and to operate and maintain parks, recreational programs and recreational facilities throughout the county (“Wild Spaces Public Places uses” or “WSPP uses”)...

ORDINANCE 2022-08

- **WHEREAS**, among other allowable uses, subsection 212.055(2), Florida Statutes, provides that surtax proceeds may be used to acquire any interest in land for public recreation, conservation, or protection of natural resources, to improve conservation lands,...

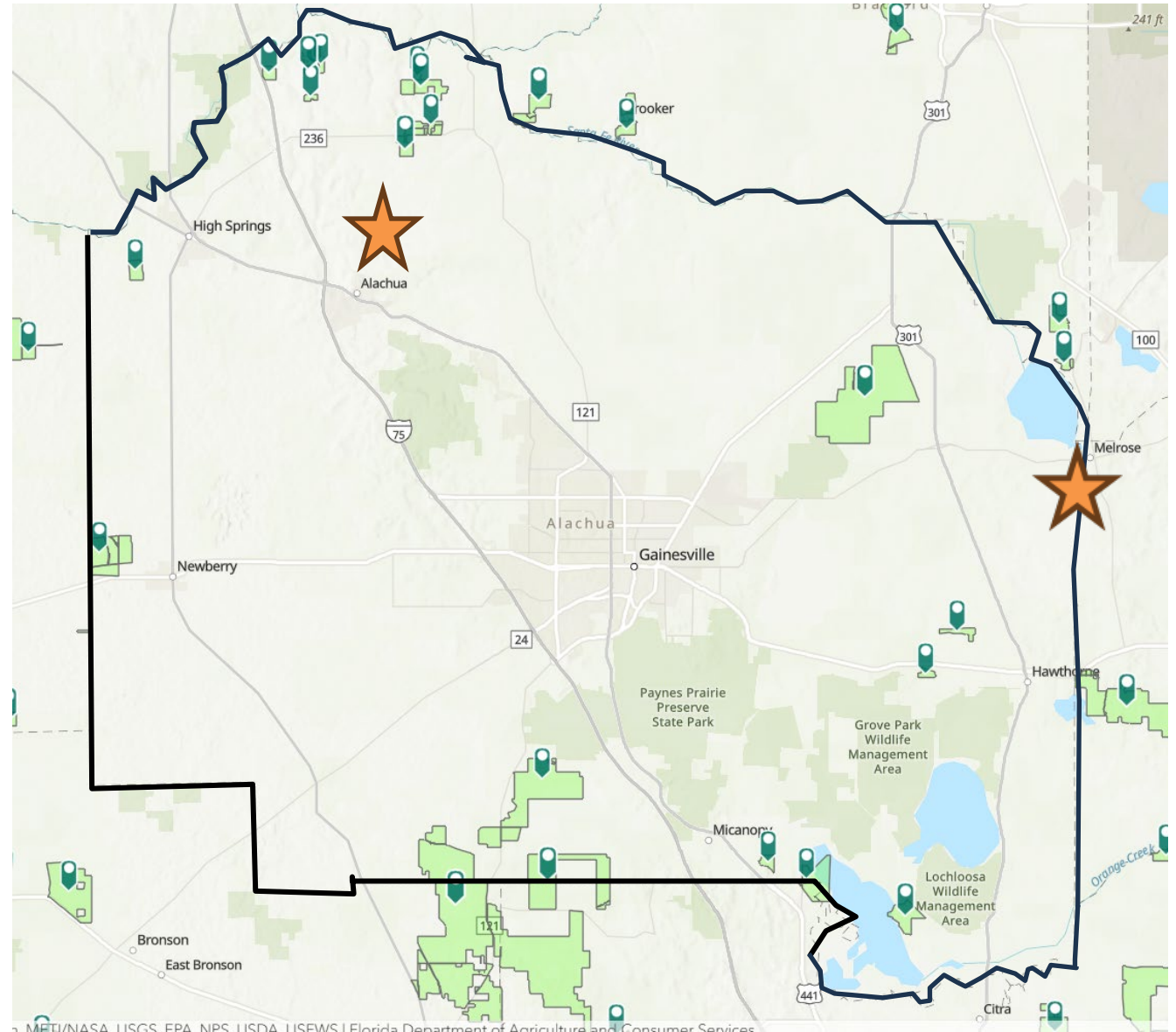
SECTION 4. Use of Surtax Proceeds. The proceeds of the Surtax levied by this Ordinance shall be used by Alachua County and the municipalities located within Alachua County only as follows:

- a. WSPP Uses. Fifty Percent (50%) of the Surtax proceeds shall be used for the following:
 - i. To acquire any interest in land for conservation, public recreation, and protection of natural resources, including but not limited to the protection of drinking water sources, water quality, and wildlife habitat; and....

FDACS Rural and Family Lands Protection Program

Alachua County Activity

- 2 Easements in program history acquired in 2025!
- 22 additional properties on ranked list for 2025 cycle.
- 2026 opening soon

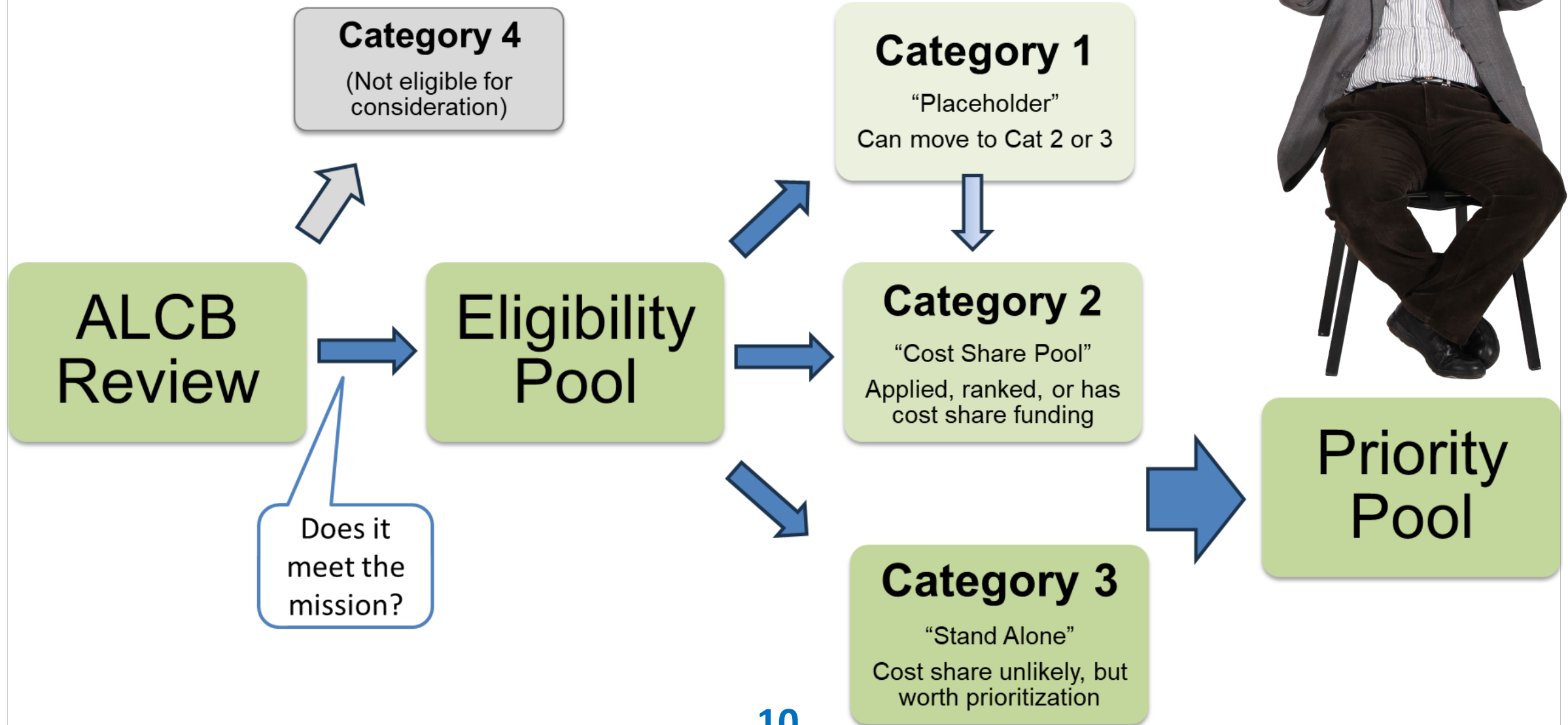


Resolution Improvements/Revisions

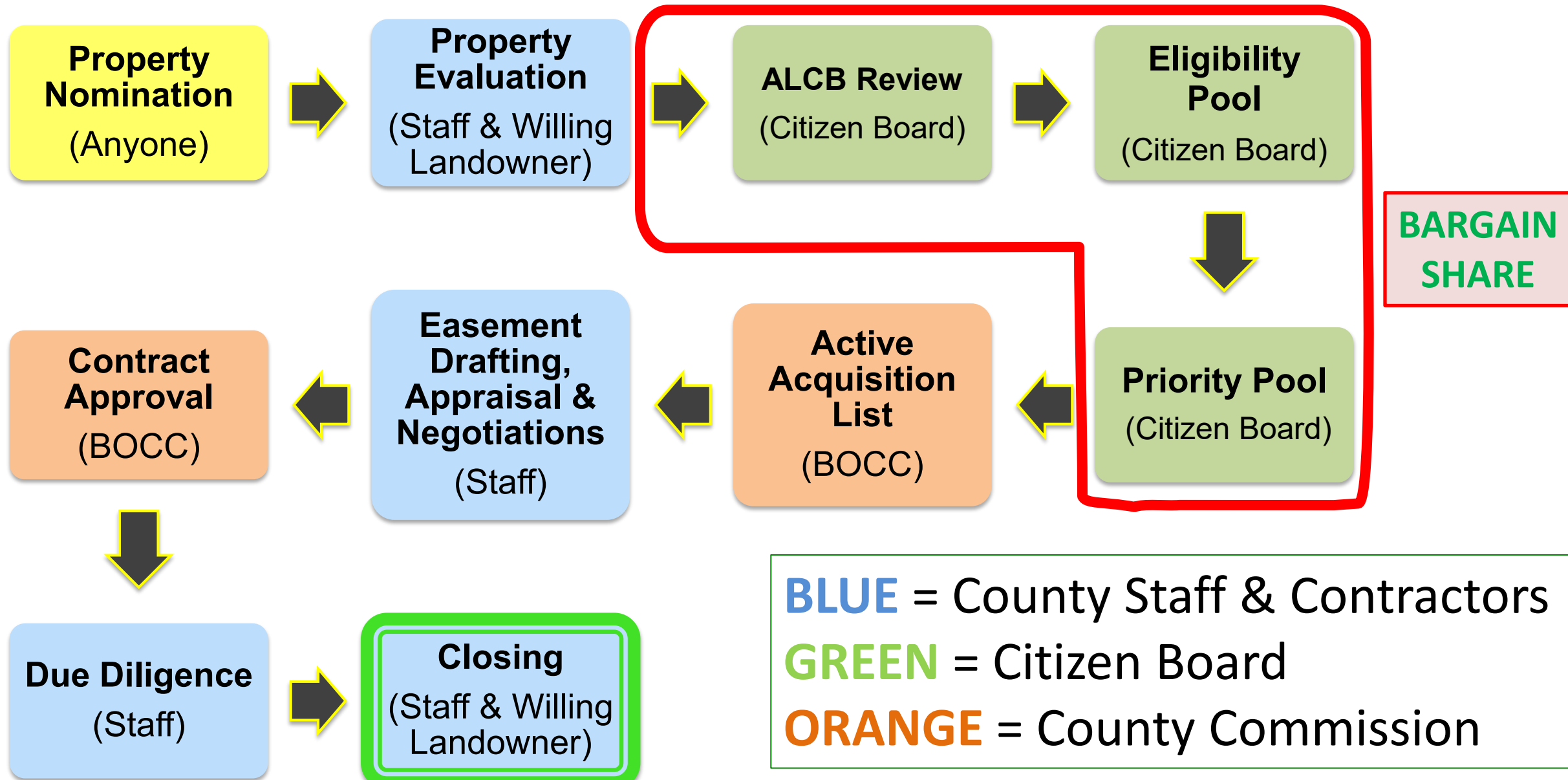
Repeal and Replace Resolution 24-081

- Streamlining language
- Correcting scrivener's errors
- Improving ALCB Decision workflow
 - Align with LCB process
 - Adding Cost Share List (like LCB- Bargain Share list)
 - Removing ALCB evaluation of funding partnerships (assigned staff role)

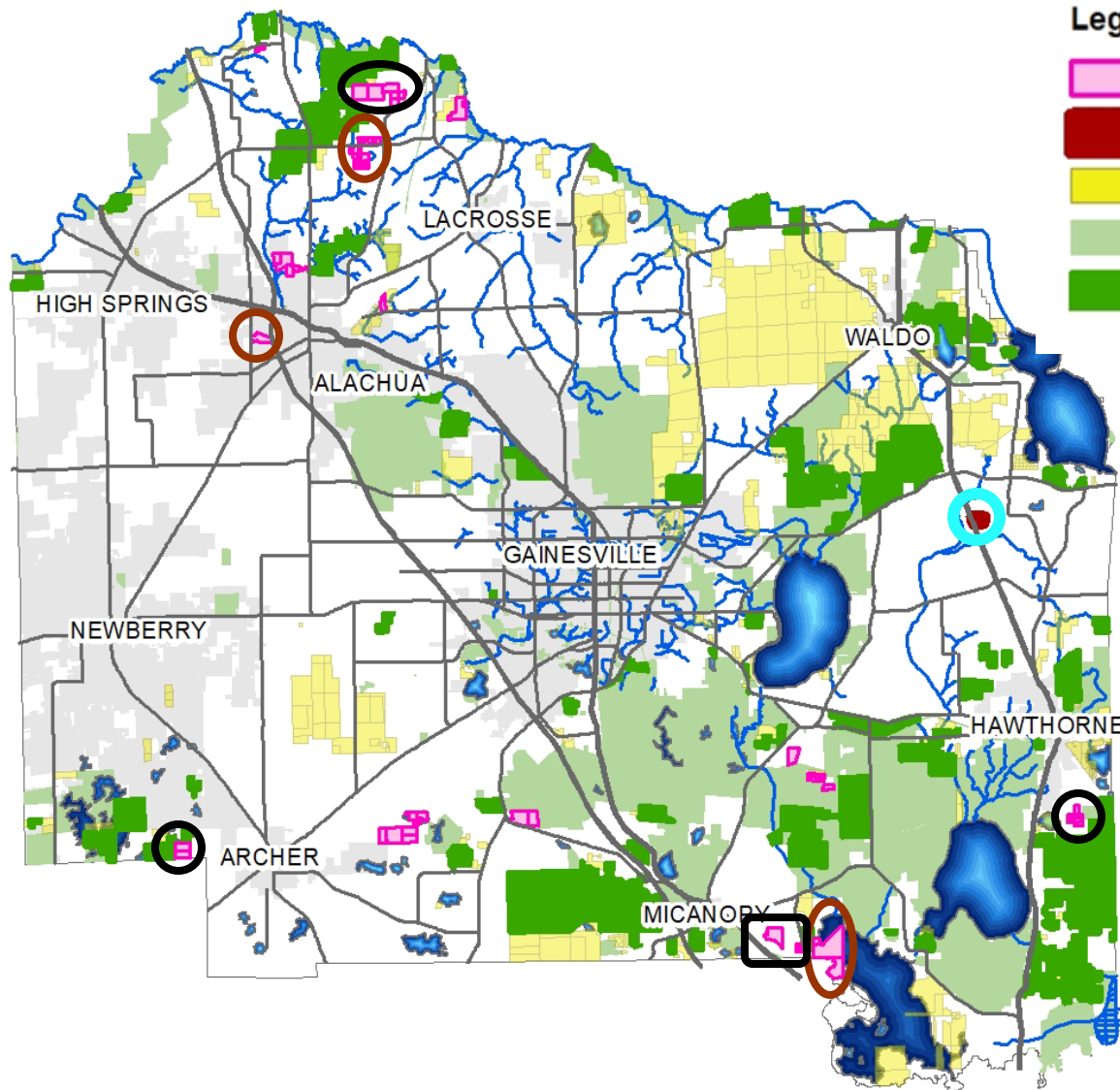
Original Board Motion Structure.....



Simplifying ALCB Decision Flow to align with LCB



Active Acquisition List (AAL) Update



Legend

-  Agricultural Properties on AAL 11/03/25
-  Frog Song Fam
-  Active Acquisition List
-  Partner Conservation Lands
-  ACF Conservation Lands

167 Active Acquisition List Properties

- 1st new Ag property** - Added 10/14/25 (Frog Song Organics).
- 3 properties** - Authorized by BOCC for ag easement in 2024 (Shires, Roger Davis, Richardson Bros).
- 5 properties** - Recommended by ALCB for Ag easement category inclusion.

Recommended for agricultural easement category on AAL

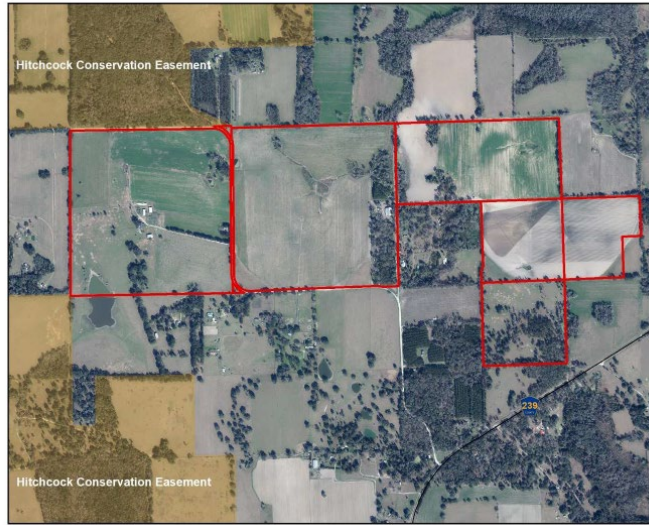
Santa Fe River – Charles Davis

LCB Matrix Score: 5.07 of 10.00

- Added to AAL 1/25/2022
- Size: 513 acres
- # Parcels: 6
- Row Crops, improved pasture, hay, cattle
- Adjacent to Hitchcock CE
- Bargain Share list
- On FDACS Rural and Family Lands list.

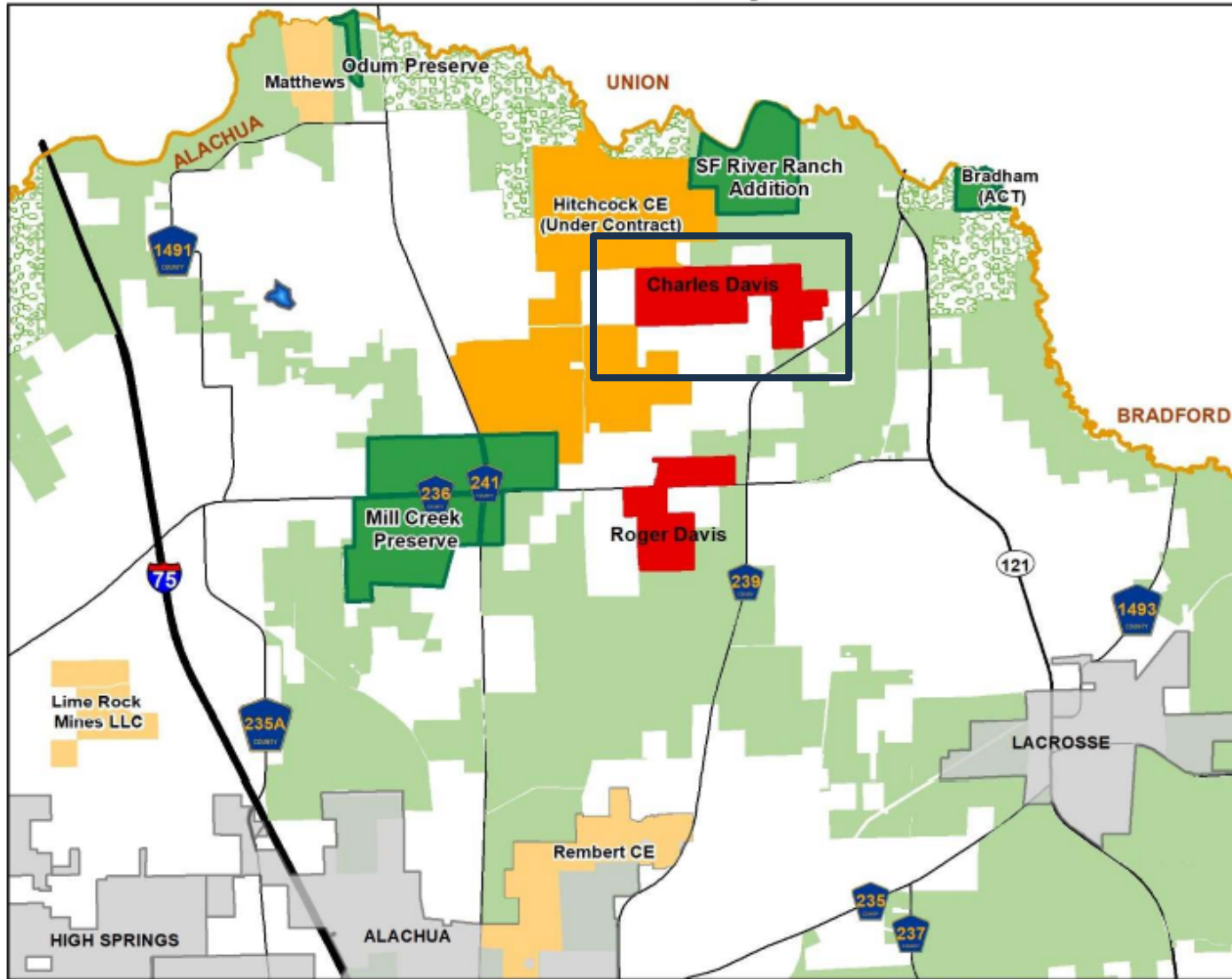


Santa Fe River - Davis, Charles
Parcel Map



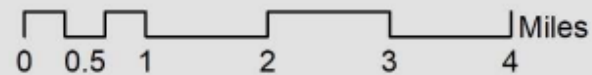
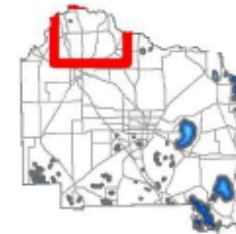
Santa Fe River - Davis, Charles and Roger Location Map

Map 1



Legend

- Davis Parcels
- ACF Preserve
- Active Acquisition List
- ACF Projects
- Conservation Lands
- County Boundary
- Municipal Boundaries



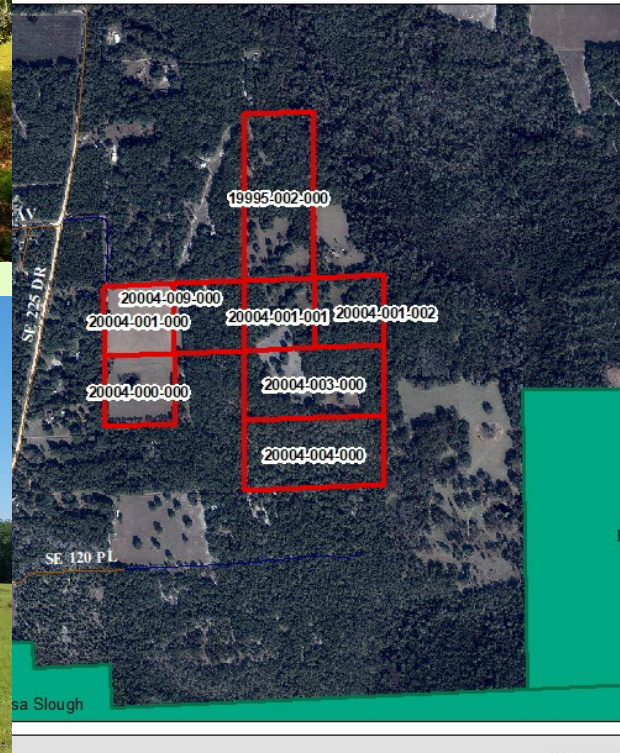
DISCLAIMER: This map and the spatial data it contains are made available as a public service, to be used for reference purposes only. The Alachua County Environmental Protection Department provides this information AS IS without warranty of any kind. The quality of the data is dependent on the various sources from which each data layer is obtained.

Recommended for agricultural easement category on AAL

Lochloosa Slough Flatwoods – Daniel Hall



Lochloosa Slough Flatwoods - Hall
Parcel Map



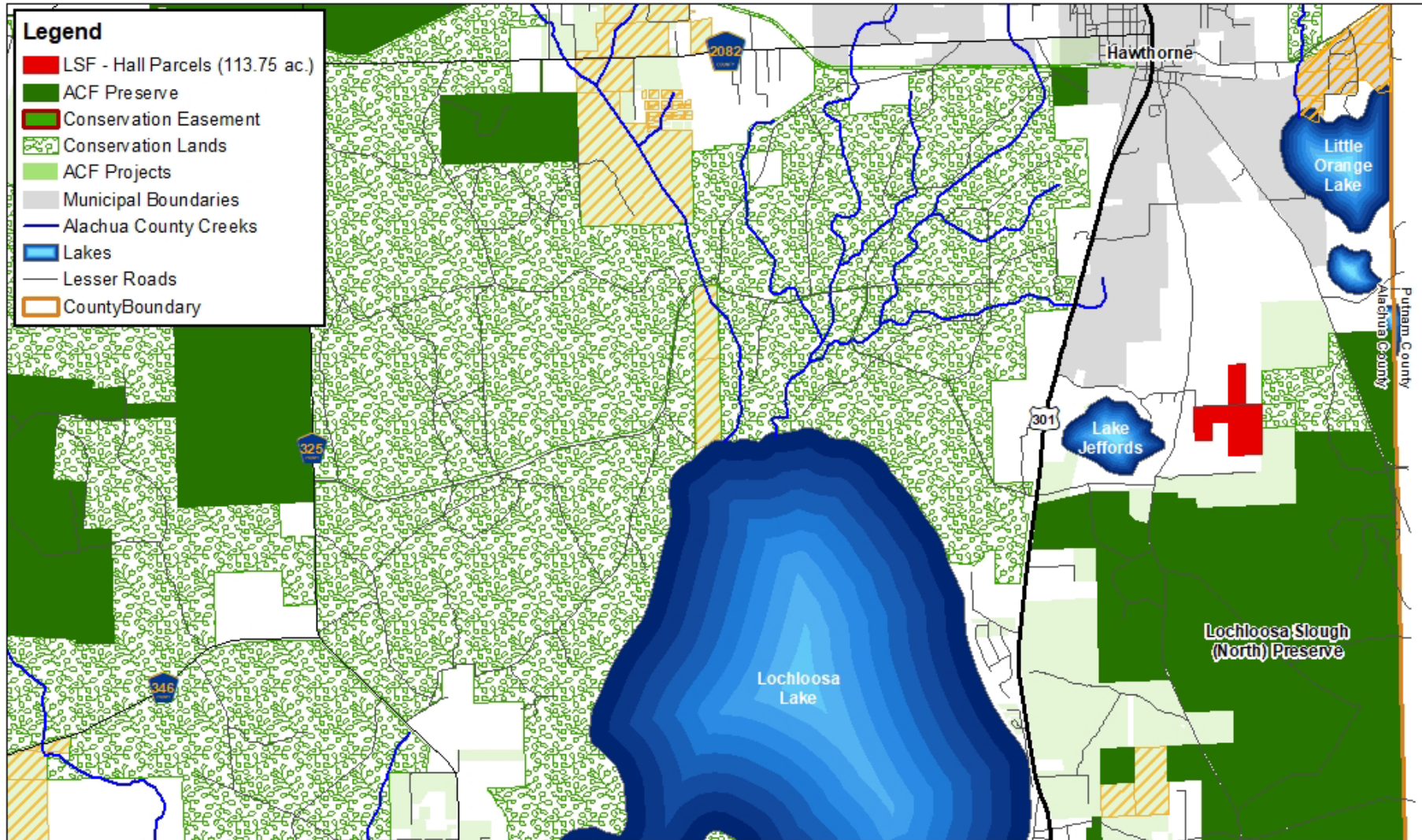
LCB Matrix Score: 6.40 of 10.00

- Added to AAL on 6/28/2022
- Size: 113 acres
- # Parcels: 8
- Improved Pasture, cattle
- Former sandhill, sinkhole, Adjacent to Fox Pen Preserve
- In Florida Wildlife Corridor



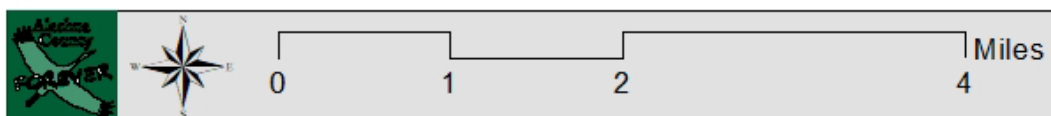


Lochloosa Slough Flatwoods - Hall Location Map



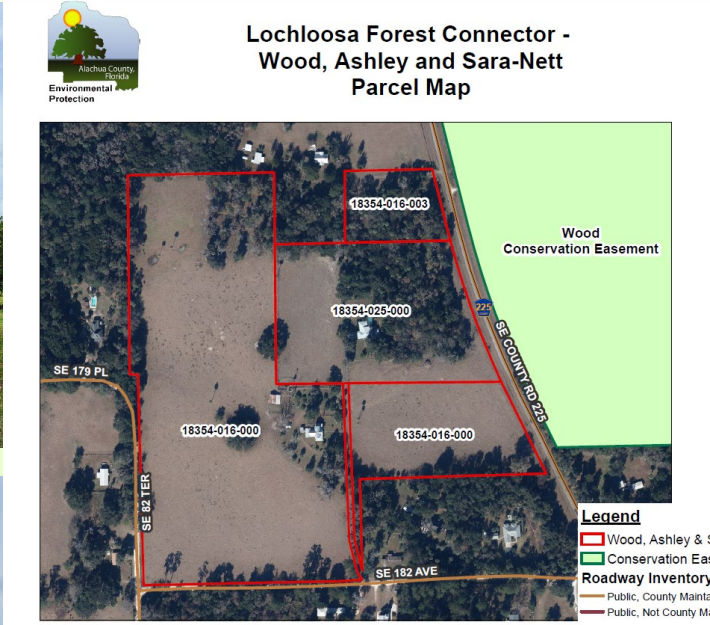
Legend

- LSF - Hall Parcels (113.75 ac.)
- ACF Preserve
- Conservation Easement
- Conservation Lands
- ACF Projects
- Municipal Boundaries
- Alachua County Creeks
- Lakes
- Lesser Roads
- County Boundary



DISCLAIMER: This map and the spatial data it contains are made available as a public service, to be used for reference purposes only. The Alachua County Environmental Protection Department provides this information AS IS without warranty of any kind. The quality of the data is dependent on the various sources from which each data layer is obtained.

Recommended for agricultural easement category on AAL



Lochloosa Connector –

A.M. Wood & Sara-Nett Wood

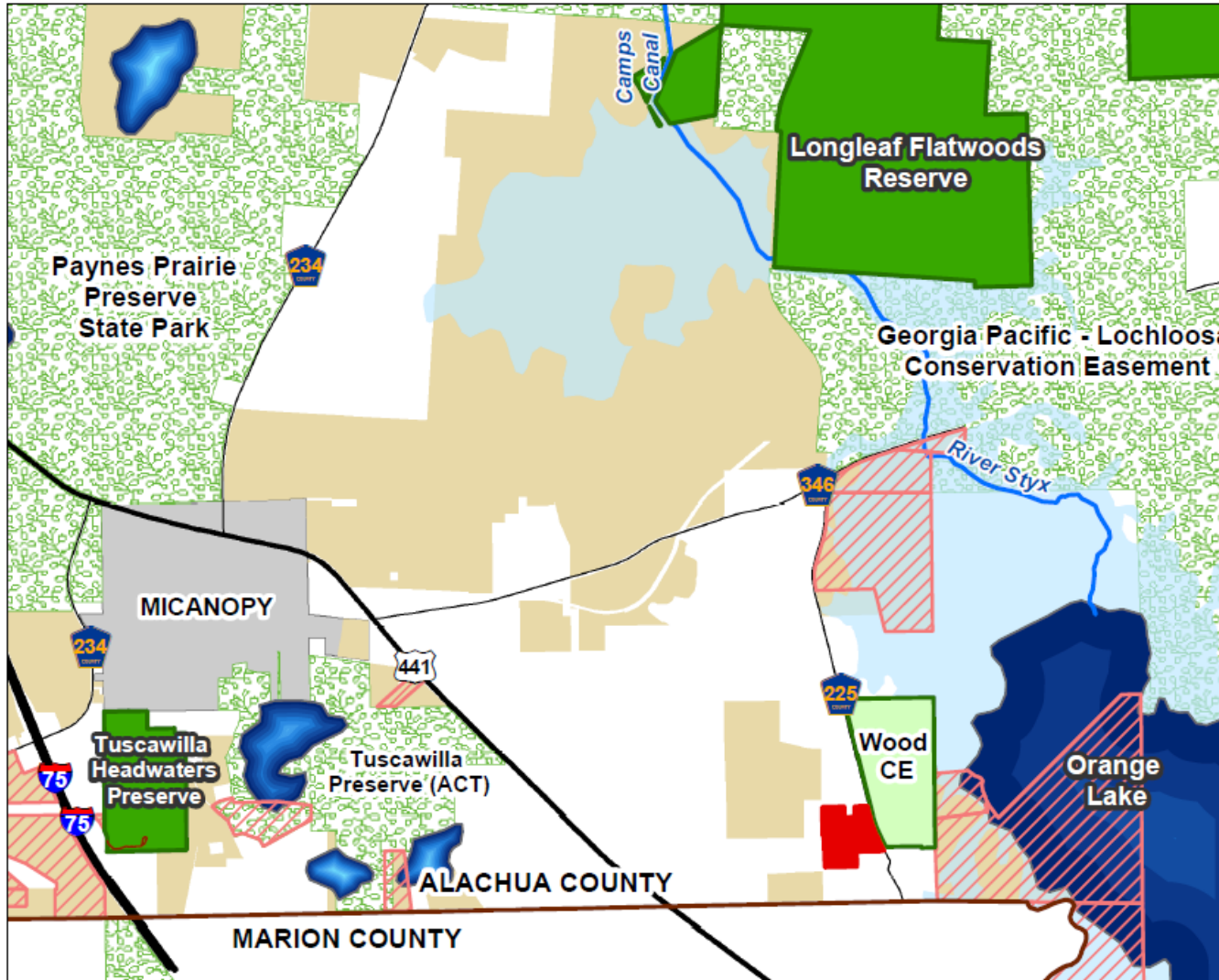
LCB Matrix Score: 5.27 of 10.00

- Added to AAL on 6/25/2024
- Size: 41 acres
- # Parcels: 3
- Improved pasture, cattle grazing
- Upland Mixed woodland, historic house.
- Adjacent to ACF Wood-CE on Orange Lake. In FL Wildlife Corridor.



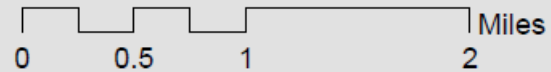
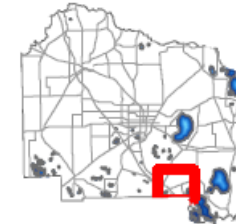


Lochloosa Connector - Wood, Ashley and Sara-Nett Location Map



Legend

- Wood Ashley & Sara-Nett Parcels (41.5 ac)
 - ACF Preserve
 - Conservation Easement
 - Partner Conservation Lands
 - Lakes
 - Orange Lake - Outstanding FL Waters
 - ACF Projects
 - CountyBoundary
- ACF Nominations Status**
- ACTIVE ACQUISITION



DISCLAIMER: This map and the spatial data it contains are made available as a public service, to be used for reference purposes only. The Alachua County Environmental Protection Department provides this information AS IS without warranty of any kind. The quality of the data is dependent on the various sources from which each data layer is obtained.

Recommended for agricultural easement category on AAL



Lochloosa Connector - Powell & Sandborn
Parcel Map



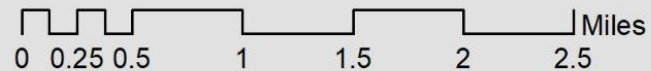
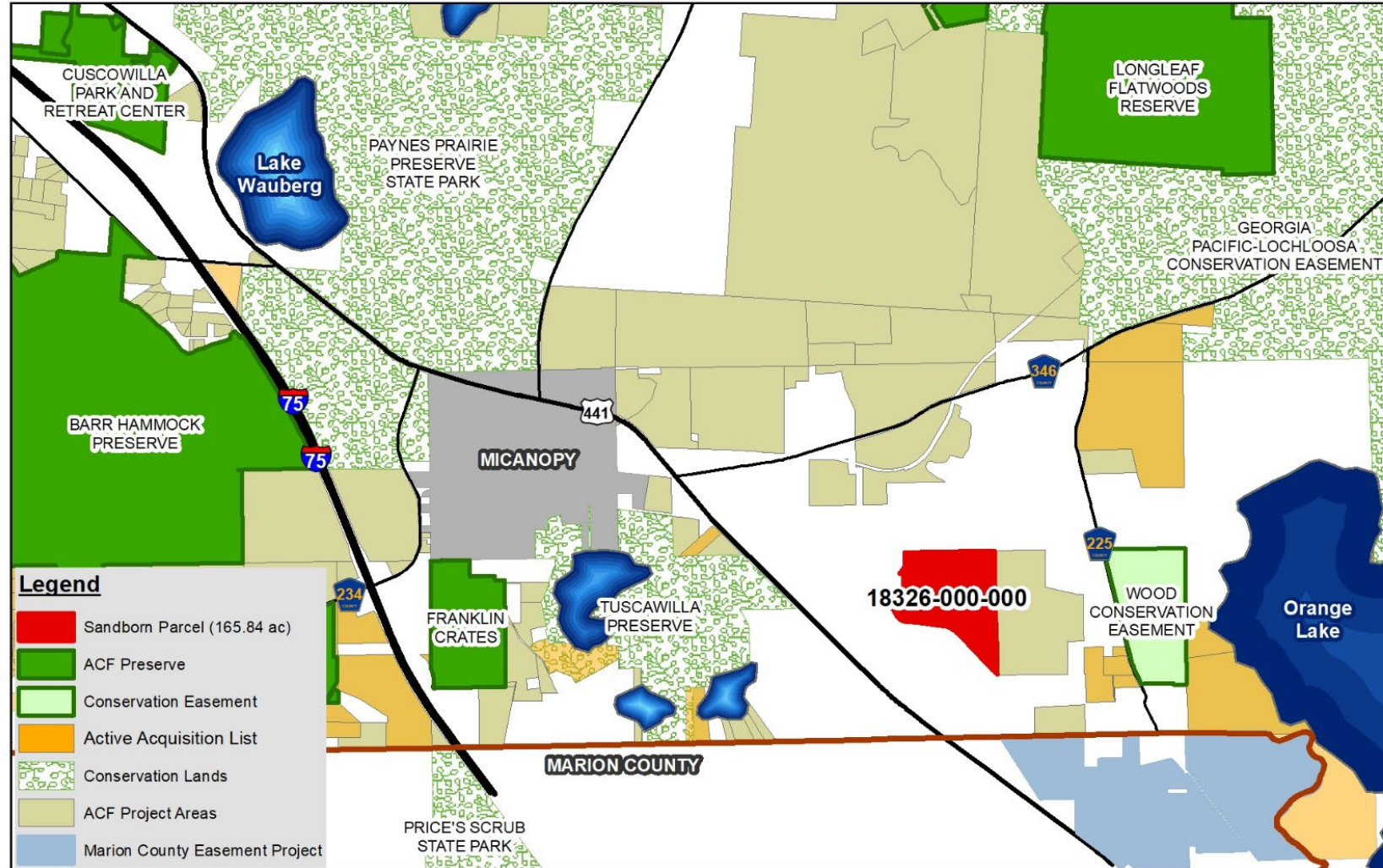
Lochloosa Connector – Powell & Sanborn

LCB Matrix Score: 6.13 of 10.00

- Added to AAL on 1/14/2025
- Size: 165 acres
- # Parcels: 1
- Improved Pasture, cattle grazing (Richardson Bros family)
- Portion of Fish Prairie
- FDACS Rural and Family Lands list.



Lochloosa Connector - Powell, Sanborn & Sanborn Location Map



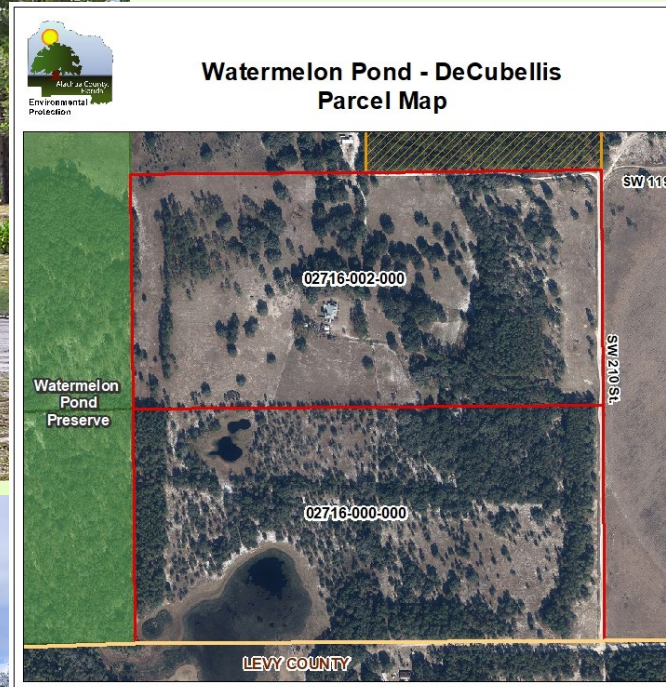
DISCLAIMER: This map and the spatial data it contains are made available as a public service, to be used for reference purposes only. The Alachua County Environmental Protection Department provides this information AS IS without warranty of any kind. The quality of the data is dependent on the various sources from which each data layer is obtained.

Recommended for agricultural easement category on AAL

Watermelon Pond - DeCubellis

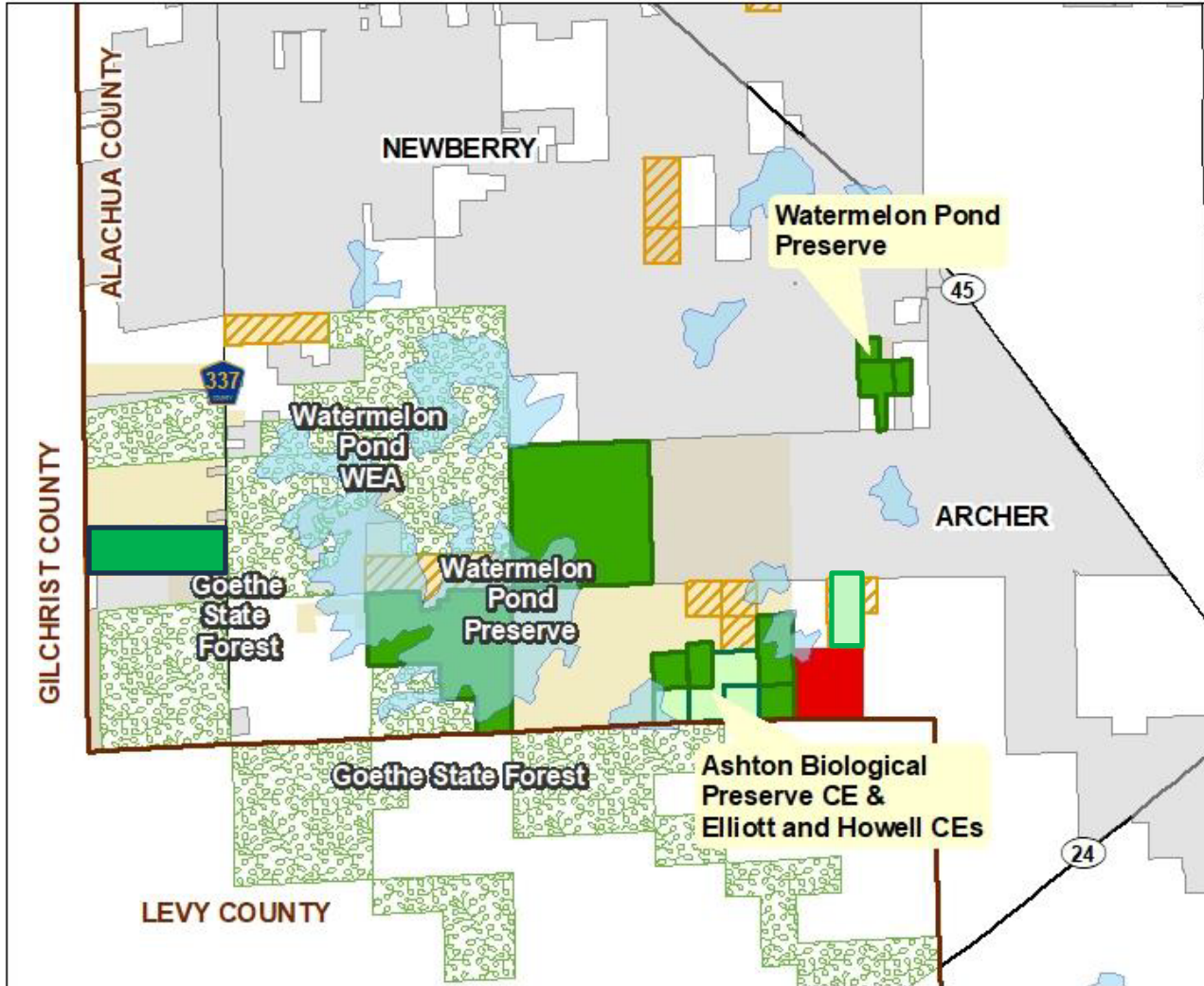
LCB Matrix Score: 6.20 of 10.00

- Added to AAL on 1/14/2025
- Size: 160 acres
- # Parcels: 2
- Unimproved pasture, cattle grazing.
- Adjacent to Watermelon Pond Preserve and ACF Ces.
- Remnant sandhill, depression marsh.



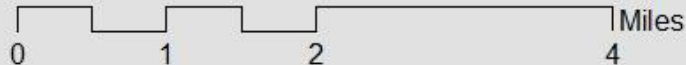


Watermelon Pond - DeCubellis Location Map



Legend

- DeCubellis Parcels (160 ac)
- ACF Preserve
- Conservation Easement
- Partner Conservation Lands
- Lakes
- ACF Active Acquisition List
- ACF Project Areas
- Municipal Boundaries
- County Boundary



DISCLAIMER: This map and the spatial data it contains are made available as a public service, to be used for reference purposes only. The Alachua County Environmental Protection Department provides this information AS IS without warranty of any kind. The quality of the data is dependent on the various sources from which each data layer is obtained.

In agricultural easement category of AAL- Recommended for Full Price List



Hasan Flatwoods - Davis, Roger
Parcel Map



Hasan Flatwoods – Roger Davis

LCB Matrix Score: 5.20 of 10.00

- Added to AAL on 1/14/2025 - Bargain Share
- Approved for Agricultural Easement Category on 9/10/2024
- Size: 326 acres
- # Parcels: 17
- Improved pasture, cattle grazing.
- Adjacent to Watermelon Pond Preserve and ACF CEs.
- Remnant sandhill, depression marsh.

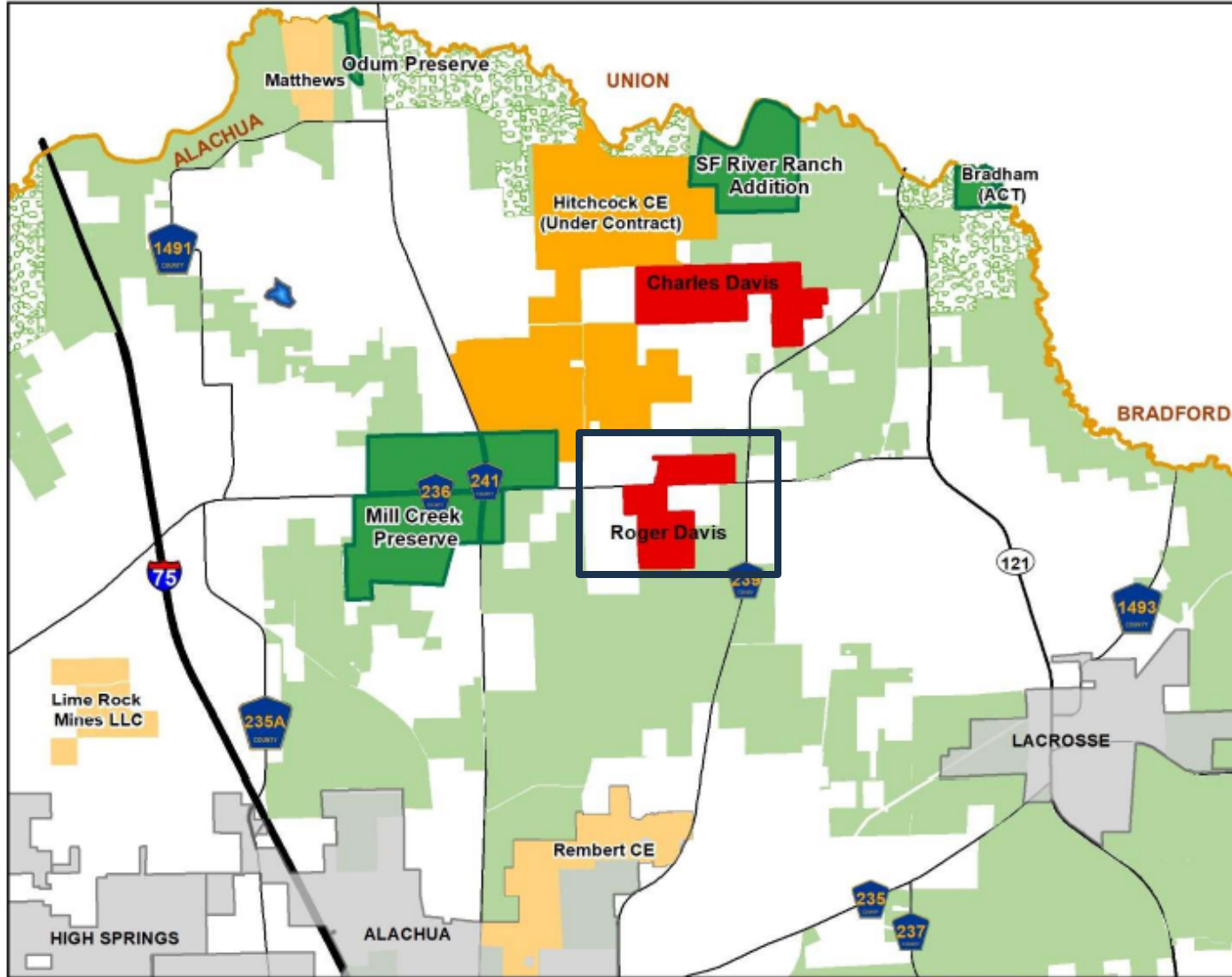


Santa Fe River - Davis, Charles and Roger Location Map

Map 1

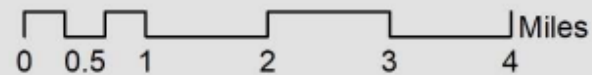
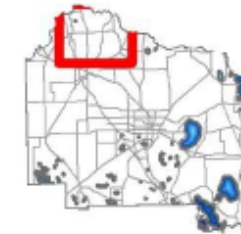


Environmental Protection



Legend

- Davis Parcels
- ACF Preserve
- Active Acquisition List
- ACF Projects
- Conservation Lands
- County Boundary
- Municipal Boundaries



DISCLAIMER: This map and the spatial data it contains are made available as a public service, to be used for reference purposes only. The Alachua County Environmental Protection Department provides this information AS IS without warranty of any kind. The quality of the data is dependent on the various sources from which each data layer is obtained.

STAFF RECOMMENDATIONS

1. Receive updates on strategy implementation.
2. Adopt Resolution 25-XXX repealing and replacing Resolution 24-081 to amend the process for selecting and acquiring agriculturally significant lands.
3. Approve and authorize addition of six properties to the Agricultural Easement Category-Full Price List of the Active Acquisition List:
 - 1)Lochloosa Forest Connector – Powell, Sanborn and Sanborn
 - 2)Lochloosa Slough Flatwoods – Daniel Hall
 - 3)Lochloosa Forest Connector –Ashley Wood and Sara-Nett Wood
 - 4)Santa Fe River – Charles Davis
 - 5)Watermelon Pond – DeCubellis
 - 6) Hasan Flatwoods – Roger Davis

QUESTIONS?

