



Agenda Item Summary

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**File #: 25-00972**

**Agenda Date: 12/9/2025**

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**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 project to the Alachua County Forever Active Acquisition List. The staff recommendation is based on the addition of this property to the Priority Pool by the Land Conservation Board (LCB) as outlined in Resolution 22-066.

1. Lake Santa Fe – Boree Addition (Full Price List)

Addition of this project 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 (AAL)

1. Lake Santa Fe – Boree Addition (Full Price List)

**Prior Board Motions:**

None for the new roadside parcels, but the Lakeside Parcel (17502-000-000) was added to the Active Acquisition List by the BoCC on August 23, 2005.

**Fiscal Note:**

**Lake Santa Fe – Boree (Fee Simple) - Cost Estimates:**

**Total estimated cost for acquisition and 10-year stewardship: \$111,629**

The current annual property tax revenue of all the project parcels is: \$1,559.59

*Purchase and maintenance would be funded from the Wild Spaces Public Places surtax. Cost estimates are for the total anticipated project (~84.02 acres) Parcels being considered for the AAL total approximately 24.35-acres. The lakeside parcel (~59.67 acres) is already on the AAL. Additional details can be found in Exhibits 3 and 4.*

## **Strategic Guide:** Environment

### **Background:**

Lake Santa Fe – Boree: In October 2025, the subject property was nominated to the Alachua County Forever Program (ACF) for consideration as a fee simple acquisition. On October 23, 2025, the Land Conservation Board (LCB) placed the 24.35-acre Lake Santa Fe – Boree Additions in the Priority Pool. The property that is recommended for addition to the Active Acquisition List is known as the “Boree Additions project” which includes five new parcels (Alachua County Property Appraiser Tax Parcel Numbers (ACPA TPN) 17501-003-000, 17501-004-000, 17515-003-000, and 17501-005-000 which are all owned by Greg Boree and 17501-000-000 owned by Southern Timber Company, a Florida Corporation that was administratively dissolved in 2007 (of which Greg Boree is listed as President). The County Attorney’s Office does not recommend entering into a contract with a corporation that is not registered to do business in the State of Florida. Therefore, staff will work with Greg Boree to resolve this issue prior to any execution of a contract pertaining to parcel #17501-000-000. There is one additional parcel owned by Greg Boree that would be included in this project that was previously evaluated and placed on the Active Acquisition List in 2005. The property is in northeast Alachua County, between the City of Waldo and Lake Alto. It falls within the Florida Wildlife Corridor boundary, which is a statewide conservation priority, as well as the Florida Forever Lake Santa Fe project which was placed on the State’s Acquisition list as a full fee acquisition in December 2003.

Based on aerial imagery and a limited site visit, the natural communities within the parcel include mesic-wet flatwoods, basin swamp, lakeshore swamp, and may include successional hardwoods, and portions of a shrubby bog that extends from on adjacent lands to the north. The site is completely wooded, and is regenerating well from a timber harvest that occurred in the late 1990’s-early 2000’s. Over half of the total property is mapped as potential wetland, and the lakeside parcel of the nomination still supports an important part of Lake Alto’s lakeshore swamp. Access to the interior of the roadside parcels was difficult due to vegetation density, but the basin swamp here also seems to have good representative species diversity despite the previous timber harvest. There is no indication of significant recent clearing of vegetation on any of the parcels, except for some access trails.

Invasive species observations were minimal and consisted of a small patch of cogon grass on the lakeside parcel. Based on information from the Property Appraiser website and other available data, there are no buildings onsite, no known contamination, and no documented archeological sites. If acquired, this property would be managed as part of Lake Alto Preserve.

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

### General:

The staff recommendation is based on the addition of this property to the Priority Pool by the Land Conservation Board as outlined in Resolution 22-066. As with all Alachua County conservation lands, those accepted as fee-simple acquisitions 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.”

