

Agricultural Strategy Goals & Values: Acquire conservation easements on agriculturally significant lands in order "to protect water resources, rural economy, contribute to local food security, and promote open, scenic space."

**Paynes Prairie Additions*
Kahn Property**

Project Score	Range
5.03 of 10.00	Fair
Size (ACPA Acres)	65.58*
Parcel Number	Acreage (ACPA)
16107-200-000	65.58*

*Discrepancy between ACPA acreage and County GIS will be resolved via survey if property moves forward

Site Visit Date	12/30/2025
Just (Market) Value (Land + Improvements, tax assessed value)	Just Value Per Acre
\$144,545	\$2,204.10
Land + Ag Market Value	Land Value Per Acre
\$98,370	\$1,500.00
Primary Operation(s):	

Future agricultural operation, farm store planned or other food hub opportunities under discussion; conservation planned for 20+ acres

USDA Land Capability Classification	Primary Characteristic
Class I and II	Moderate to high productivity potential; few limitations, suitable for a wide range of crops
Predominant Soil Series	Major Uses & Features
Tavares, Millhopper series	Crops; Well-drained, loamy
National Commodity Crop Productivity Index	Significance
Average of 0.40	Valuable for Alachua County
Zoning	Future Land Use
Single Family	Single Family Residential (0-8 du/ac)

GIS Ag Suitability Model Assessment	Medium Suitability (partial)
Other/Natural Communities	Blackwater stream
ACF Project Area Score	N/A
*Not in an ACF Project Area; closest to Paynes Prairie	

Strategic Ecosystem Score N/A
Outstanding Florida Waters N/A
Archaeological Sites N/A
 *0 recorded on site, 0 in 1 mile

Overall Description:

The Kahn property is approximately 65.58* acres based on Alachua County Property Appraiser (ACPA) tax assessment and consists of one parcel (16107-200-000) and has been nominated for an agricultural conservation easement by the landowner. There is a discrepancy between this acreage and the County GIS acreage mapping website, which lists the parcel at 72.55 acres. Should the property move forward, a survey will be used to determine the accurate acres.

The property is known locally as the “former blueberry farm” and is located in Southeast Gainesville. At the time of the evaluation, the property was not in active production, but the landowner is collaborating with internal and external partners to develop a sustainable farm management and habitat restoration plan encompassing the agricultural and natural resources on the property. Most recently, the landowner and their project team has begun implementing a three-year plan in collaboration with NRCS through the Alachua Conservation Trust to conserve the Calf Pond Creek area, remove invasives throughout the property, and also make an initial plan for longleaf pine restoration. Resuming agricultural operations using sustainable principles is envisioned on approximately 20 to 25 acres, with 20 to 25 acres set aside for conservation, and the remaining acreage reserved for housing.

The project team is also working with neighboring landowners to envision the best ways to establish a buffer around the pond while preserving local access and community recreational use. Additionally, the landowner and project team have maintained close contact with members of neighboring Lincoln Heights to discuss ways in which access to the land, whether via a trail system, bike paths, or other access points could be developed to potentially grant limited access to the public but ensure that local residents can enjoy the open, scenic space and access to nature that the landscape provides. The project team reports that local residents have eagerly engaged in these discussions and are actively shaping how the project unfolds.

The farm is neighbored by other small farms and a handful of residences. The farm is not adjacent to existing conservation lands, but it is connected to other lands that are under consideration for agricultural and environmental conservation easements. It is not within a strategic ecosystem, but it is partially within the Paynes Prairie Additions ACF Project Area. It is a little over a mile from the Paynes Prairie Preserve State Park boundary, but it is within a quarter mile of Boulware Springs City Park. It is within the municipal boundary of the city of Gainesville.

Natural communities onsite include blackwater stream and a mixed hardwood forest along the creek (Calf Pond Creek). Existing land management practices support at least transient use by a variety of species. The property is used as a crossing and feeding ground for deer and other animals, including resident and migratory birds. Staff were able to tour much of the property via a network of trails. Invasive species observed include Japanese climbing fern, coral ardisia, and cogon grass. Existing land management practices support at least transient use by a variety of wildlife species. The property is used as a crossing and feeding ground for deer and other animals, including resident and migratory birds. Sandhill crane and swallowtail kites migrate across the land seasonally. Red shouldered hawks, turkey, quail, other birds reside in the farm's environs.

Approximately 2,800 (0.5 miles) of Calf Pond Creek flows southeast across the center of the property, and there are also a few other contributing ditches running from the north boundary into the creek bed. This creek flows to the east terminating in Calf Pond approximately 0.6 miles southeast of the property. The edges of the creek have been cleared up to at least one point in the property's history when the former blueberry farm was in operation in the 1980s-1990s, but creek clearing and ditching activities may have occurred as early as the mid-1970s based on aerial images.

There is an approximately 3.5-acre borrow pit/pond on the southwestern side of the property that may have connectivity to the aquifer as it has not been dry in the landowner's recollection. Aerial images show that this feature did not exist before the 1980s though it is possible that there may have been a much smaller natural wetland feature in the vicinity previously.

Since it is not currently in agricultural use, the majority of the property was formerly part of the former farm. The naturally regenerating vegetation was generally a dense mixture of shrubs and vines with some areas that were open and grassy. Restoration efforts are being explored on the eastern side of the property to improve a natural pine and grassland community. Invasive species observed include Japanese climbing fern and cogon grass.

A tour of the property revealed well-managed grounds, no visible solid waste on-site, and some farm structures, including a former packing shed that faces a public road. This road frontage offers abundant opportunities for engaging the public and serving as a hub offering locally grown farm products, which is a key part of the project team's long-term vision for the land.

Development Review:

This development analysis is based on a limited desk-top review and is founded upon current County Land Development Regulations and Comprehensive Plan policies. The Development Scenario is oversimplified and is meant only to convey a general sense of the potential of development intensity that could be possible based on land use and zoning conditions. Note: This Development Review was done as a combined assessment for a group of adjacent nominated parcels in the area including, but not limited to, the Kahn property which is described in this evaluation. The development review including adjacent parcels can be provided upon request.

Parcel 16107-200-000 has a current zoning as Single Family within the City of Gainesville which allows up to 12 dwelling units per acre. The City of Gainesville Future Land Use is Single Family Residential for parcel 16107-200-000, which would remain 12du/ac.

There are approximately 7.99 acres of wetlands which are protected from development under Chapter 77 Article II, The County Wide Wetland Protection Code. In addition, a 75-ft average buffer around the wetlands would be protected from development. The estimated protected buffer area is 27.86 acres. There are approximately 21.3 acres of flood zone on the property with some overlap within the wetland area. Floodplain development is regulated through the Alachua County ULDC Chapter 406, Article VII. Developments in those areas would require a floodplain development permit and must comply with federal as well as local regulations.

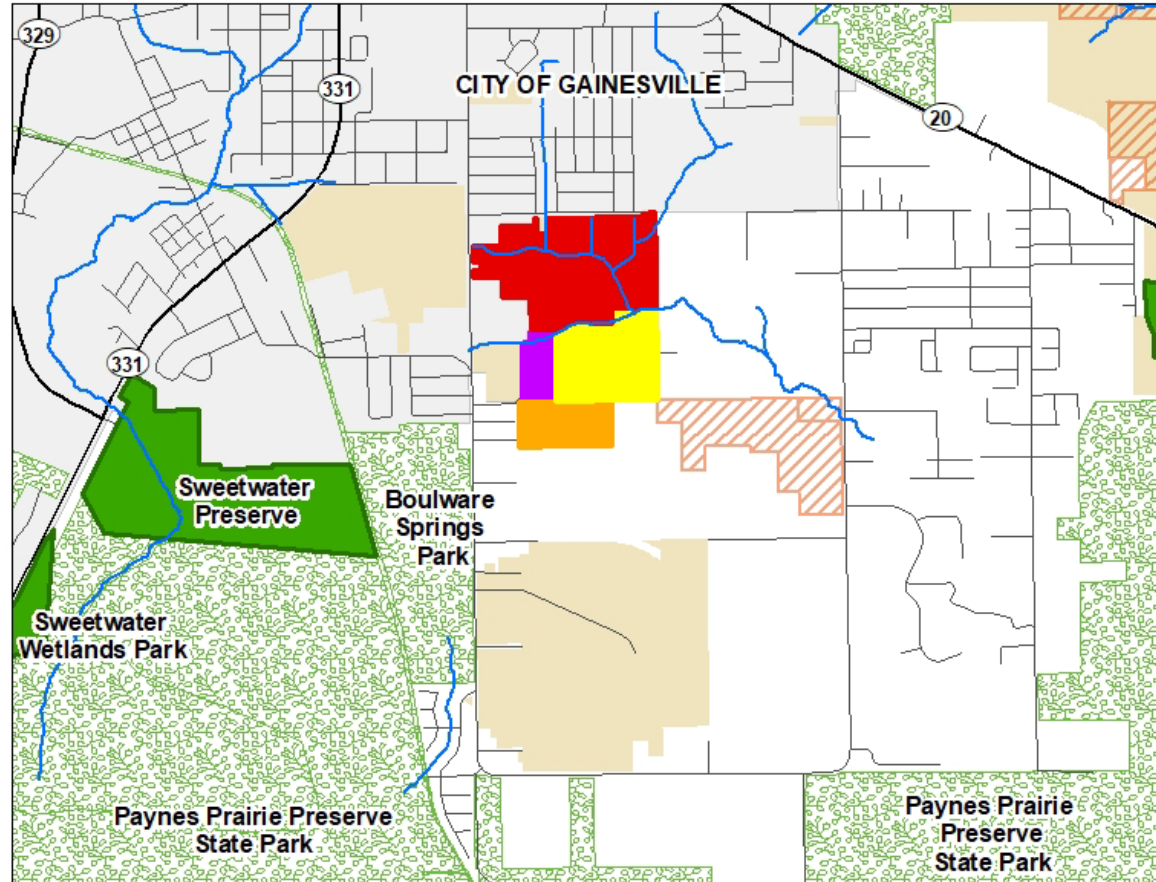
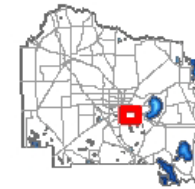
The majority of the property has been historically used for agriculture or silviculture since the 1980s. The site contains wetlands and flood zones which would be protected under Alachua County's and County Wide Natural Resource Protection Codes. While there is potential for karst features, their presence would not preclude development. The site is located within Alachua County's Urban Cluster, is adjacent to multiple single family residential developed areas, and has public road frontage on a county-maintained road. The property could easily become developable and is likely to develop in the foreseeable future.

ASER – Paynes Prairie Additions* – Kahn Property – 12/30/2025

Category	Criterion (Resolution Values) Guidance for 0-5 Point Scale: 0 = No points, 1 = Least beneficial, 2 = Less beneficial than average, 3 = Average, 4 = More beneficial than average, 5 = Most beneficial	Weight	Criteria Value Based on Site Inspection	Average Criteria Score	Average Criteria Score Multiplied by Relative Importance
(1) ENVIRONMENTAL VALUES - PROTECTION OF NATURAL RESOURCES	A. Whether the property serves an important aquifer and groundwater recharge function;		5		
	B. Whether the property is in Santa Fe River or Watermelon Pond watershed, or watershed with existing Total Maximum Daily Load (TMDL) area;		0		
	C. Whether the property serves an important flood management or mitigation function;		3		
	D. Whether the property enhances wildlife and open space corridors through proximity of other conservation lands; is in a Springs Priority Focus Area;		2		
	E. Whether the property serves as documented or potential habitat for wildlife; state or federally listed species;		3		
	F. Whether the property contains productive soils as determined through crop productivity indices;		5		
	G. Whether the property contains important, Florida-specific geologic features such as caves, sinkholes or springs, ravines, lime rock outcrops, etc.;		2		
(2) SOCIAL AND HUMAN VALUES	A. Whether the owner(s) of property qualify as historically underserved or limited resource;		4		
	B. Whether the owner(s) of property are open to succession planning, land transfer, or land access;		5		
	D. Whether the property contributes to open green space, provides a municipal defining greenbelt, provides scenic vistas, or has other value from an urban and regional planning perspective;		3		
	E. Whether there is imminent threat of losing the social, historical or other values of the property through development and/or lack of sufficient legislative protections (this requires analysis of current land use, zoning, owner intent, location and market conditions);		4		
(3) FARM AND RANCH OPERATION / MANAGEMENT VALUES	A. Whether the type of agricultural operation/s on the property forward the strategy mission and goals;		0		
	B. Whether the farm sells products that are consumed within Alachua or neighboring counties;		0		
	C. Whether the landowner purchases feed, equipment, repair services, etc. for farm operation locally?		5		
	D. Whether the landowner is offering a significant portion of the farm for inclusion in the easement;		0		
	E. Whether the landowner of the property is involved in day-to-day management of the operation;		5		
	F. Whether the property is enrolled in the FDACS BMP program or similar EQIP or CSP programs. If not, does the landowner agree to enroll in an applicable BMP program designed to reduce nutrient and water inputs prior to closing on an agricultural conservation easement with Alachua County;		1		
	G. Whether the property is engaged in management practices aimed at reducing nutrient and water inputs or practice regenerative agriculture principles? i.e. cover cropping, reduced tillage, soil testing, etc.;		2		
	H. Whether the landowner is willing to write or contract, or already has a farm management plan in place addressing wildlife habitat value, water, soil and nutrient conservation;		2		
AVERAGE FOR ENVIRONMENTAL, SOCIAL, AND HUMAN, AND FARM AND RANCH OPERATION / MANAGEMENT VALUES				2.68	
RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE		1.5			4.03
(4) PARTNER EASEMENT ACQUISITION / COST SHARE VALUES	A. Whether there is potential for purchasing the property with matching funds from municipal state, federal, or private contributions;		3		
	B. Whether the overall resource values justify the potential cost of acquisition;		1		
AVERAGE FOR PARTNER EASEMENT ACQUISITION / COST-SHARE VALUES				2.00	
RELATIVE IMPORTANCE OF THIS CRITERIA IN SCORE		0.5			1.00
TOTAL SCORE					5.03



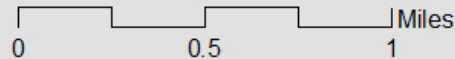
Paynes Prairie Additions* - Kahn Location Map



Legend

- Kahn Parcels (65.58 ac)
- Siembra Farm (40.14 ac)
- Brown Parcels (20 ac)
- Flairy Farm Addition (10.29 ac)
- ACF Preserve
- Partner Conservation Lands
- Active Acquisition List
- Alachua County Creeks
- Municipal Boundaries
- ACF Project Areas

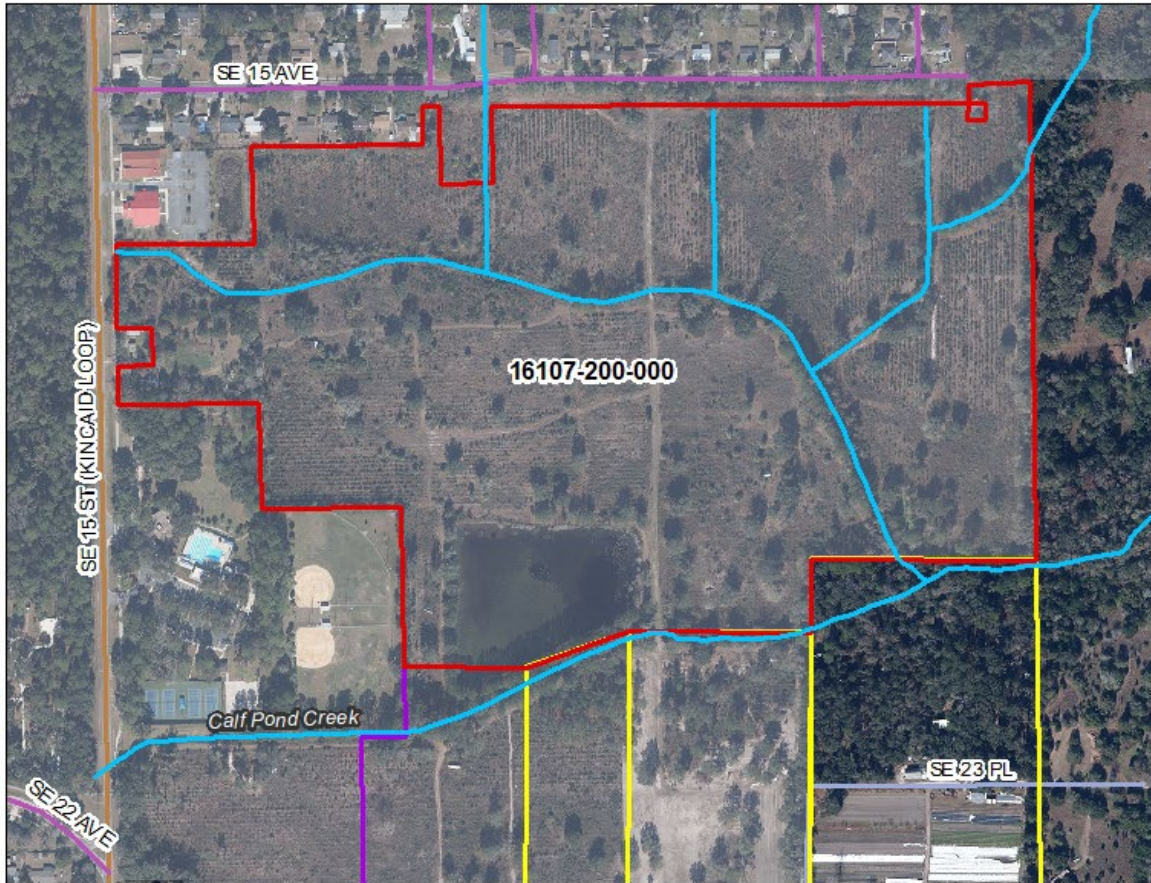
*Property is geographically closest to this ACF project Area, but it is not within the original boundary



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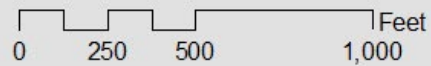
Paynes Prairie Additions* - Kahn Parcel Map



Legend

- Kahn Parcel (65.58 ac)
 - Siembra Farm (40.14 ac)
 - Flairy Farm (10.29 ac)
 - Alachua County Creeks
- Roadway Classification**
- Municipal Jurisdiction
 - Private, Unincorporated
 - Public, County Maintained
 - Municipal Boundaries

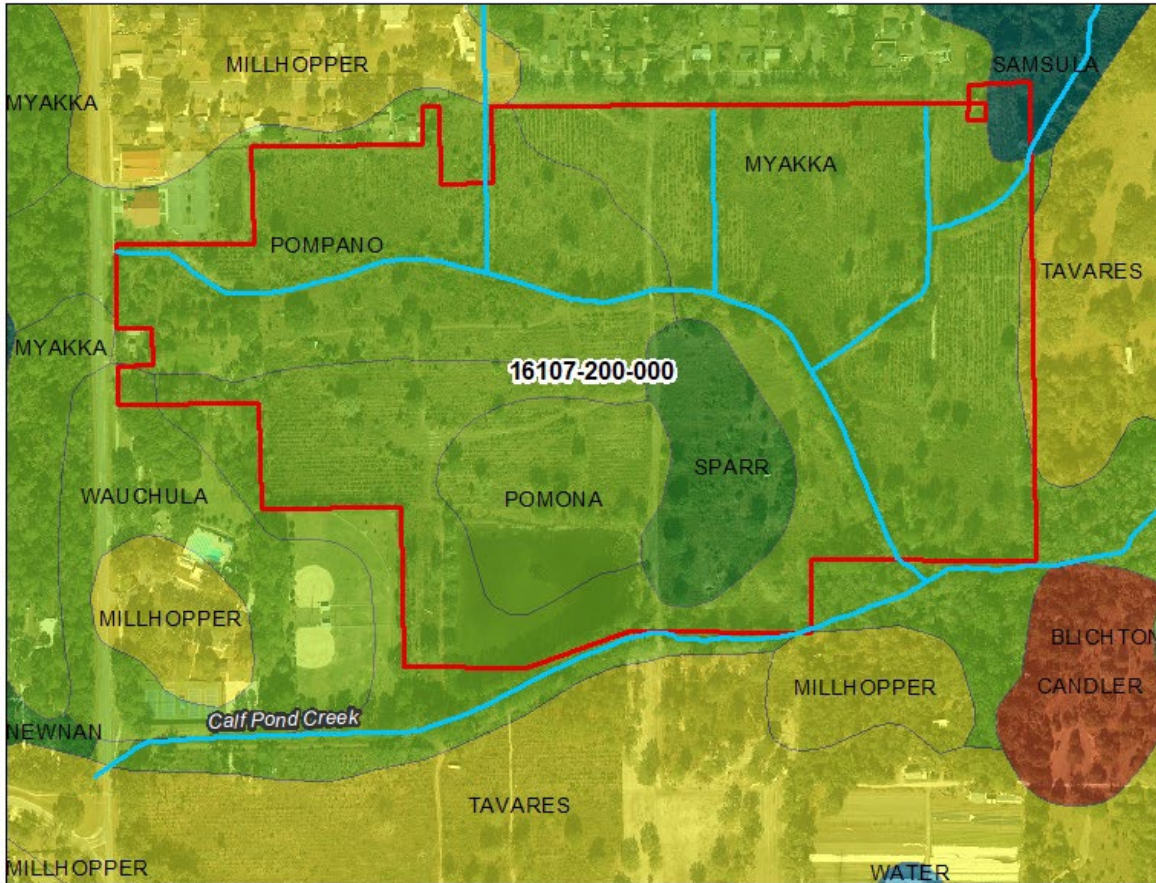
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Paynes Prairie Additions* - Kahn Soils Map



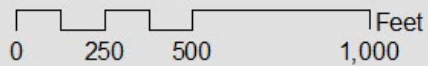
Legend

- Kahn Parcel (65.58 ac)
- Alachua County Creeks

Soil Drainage

- EXCESSIVELY DRAINED
- MODERATELY WELL DRAINED
- POORLY DRAINED
- SOMEWHAT POORLY DRAINED
- VERY POORLY DRAINED
- WATER

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