

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."

**Lizzie Robinson
Batey Farm
04/01/2026 (ALCB)**

Project Score	
6.17 of 10	Agricultural Site Evaluation Report

Buildings
1 on ACPA

Inspection Date	Total Acres (ACPA)
12/11/2025	245

Acquisition Type
Agricultural Conservation Easement

Primary Agricultural Operation
Hay, watermelons, peanuts

ACPA Parcel Details		
Parcel Number	Acreage	Property Use Code
05243-002-000	245	GRZG SOIL CLASS 3

National Crop Productivity Index Rating
0.34

ACPA Land Use Descriptions		
PASTURE 3	223.91	acres
PRODUCTIVE SWAMP	20	acres
SINGLE FAMILY RES	1	acre

USDA Land Capability Classification
Class II and III; Class II has moderate limitations (erosion risk, etc); Class III has limitations restricting crops that can be produced.

Natural Community	Condition
Basin Marsh	Good
Former Sandhill	Fair - Poor

Section-Township-Range
29-11-18

Other
Pasture
Successional hardwood forest

ACF GIS Agricultural Suitability Model Assessment
Primarily Medium Suitability

Archaeological Sites
0 onsite; 1 within 1 mile

Bald Eagle Nests
0 onsite; 2 within 1 mile

REPA Score - N/A - Not in an ACF Project Area
KBN Score - N/A - Not in a Strategic Ecosystem
Outstanding Florida Waters: N/A
Springs Priority Focus Area: N/A

**ACPA - Alachua County Property Appraiser
 **Assessed value for tax purposes, found on ACPA website. Sale value will be based on appraisals.*

Overall Description:

The Batey property is in southwestern Alachua County, south of Archer. It is one parcel (05243-002-000), approximately 245 acres based on Alachua County Property Appraiser (ACPA) tax assessment. The project is not with a strategic ecosystem or ACF Project Area, but it is adjacent to parcels that are within the Lizzie Robinson Project Area. It does not currently connect to any existing conservation lands, but it

is within 1.5 miles of Goethe State Forest. The property is within the Florida Ecological Greenways Network's (FEGN's) Priority 4 corridor, which includes lands that form a more local conservation priority of a connection between Barr Hammock Preserve and Goethe State Forest. The property is primarily used to grow hay, and it has been nominated for consideration as an agricultural easement acquisition.

The Batey farm is managed with a strong emphasis on environmental stewardship, agricultural productivity, and long-term conservation. The landowners maintain wildlife habitat by preserving dense vegetation along fence rows, leaving downed trees for ground-nesting birds such as quail and turkey, and supporting wetland health through native plantings around the pond for habitat and erosion control. They have also actively enhanced pollinator populations by introducing and spreading native wildflowers across the property. Overall, they aim to keep the farm's wetlands and forests in as natural a state as possible, to provide habitat for a diversity of wildlife. There are several gopher tortoise burrows along the western fenceline, where there appears to be vegetation reminiscent of former sandhill habitat. Wetlands on the property include a large basin marsh (approx. 17 acres) on the southeast side of the property, south of the residence. Although dry during the site visit, the vegetative cover appears to be in good condition, and the landowners have reported seeing a variety of wading birds utilizing the wetland in addition to sandhill cranes which often nest in the area. Additional geologic features onsite include a few small sinkholes in the western pasture.

Agriculturally, the farm centers on bahia grass, which is drought-tolerant and supports hay and seed production, as well as periodic cattle grazing. The management plan includes rotational use of the land—alternating several years of bahia grass with periods of tillage—to maintain soil health and flexibility for different agricultural uses. Water and nutrient management are guided by efficient irrigation systems, moisture sensors, and soil testing. Overall, the farm's grass-based system allows adaptability across grazing, hay, seed, and row crop production while prioritizing best management practices. In the recent past, the farm has been leased to local "truck farmers" who have grown fruit and vegetables (primarily watermelons). The landowners are currently leasing to a farmer who is in the process of enrolling in the FDACS BMP program.

From a social and conservation perspective, the property has been placed in a trust for their two children, who support the goal of establishing a conservation easement. Despite development pressures due to valuable sand resources and highway frontage, the family is committed to preserving 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.

A total of 244.91 acres in 1 parcel owned by Batey and Batey Trustees. In accordance with the Alachua County Comprehensive Plan, Rural Agricultural areas are intended to be protected in a manner consistent with preservation of agriculture, open space, rural character and the preservation of environmentally sensitive areas. Under the current land use and zoning the property may be developed at a maximum intensity of 1 dwelling unit per 5 acres. Based on the zoning and property size, approximately 48 units could hypothetically be built on the property. However, the actual number of allowable units would likely be lower due to stormwater, open space, vehicular access, tree protection, and other regulatory requirements outside ACEPD's purview. ACEPD-regulated standards are outlined below.

The properties contain 21.35 acres of mapped wetlands. Wetlands are protected from development under the Alachua County Unified Land Development Code (ULDC) Section 406.43. In addition, a 75-ft average (50-ft minimum) upland buffer around the wetlands would be protected from development. The total protected wetland and buffer acres are 33.20. There are approximately 41.75 acres inside a special flood hazard area on the property. Floodplain development is regulated through the Alachua County ULDC Section 406.52. Developments in those areas would require a floodplain development permit and must also comply with federal regulations. The soils on the property indicate potential suitability for gopher tortoises, which are imperiled species. Any development would need to comply with Alachua County ULDC Chapter 406 Article IV as well as applicable state regulations. The property is located in a Sensitive Karst Area, a high vulnerability zone of the Floridan Aquifer. The Alachua County Unified Land Development Code ULDC Section 406.59 as well as other applicable standards would apply.

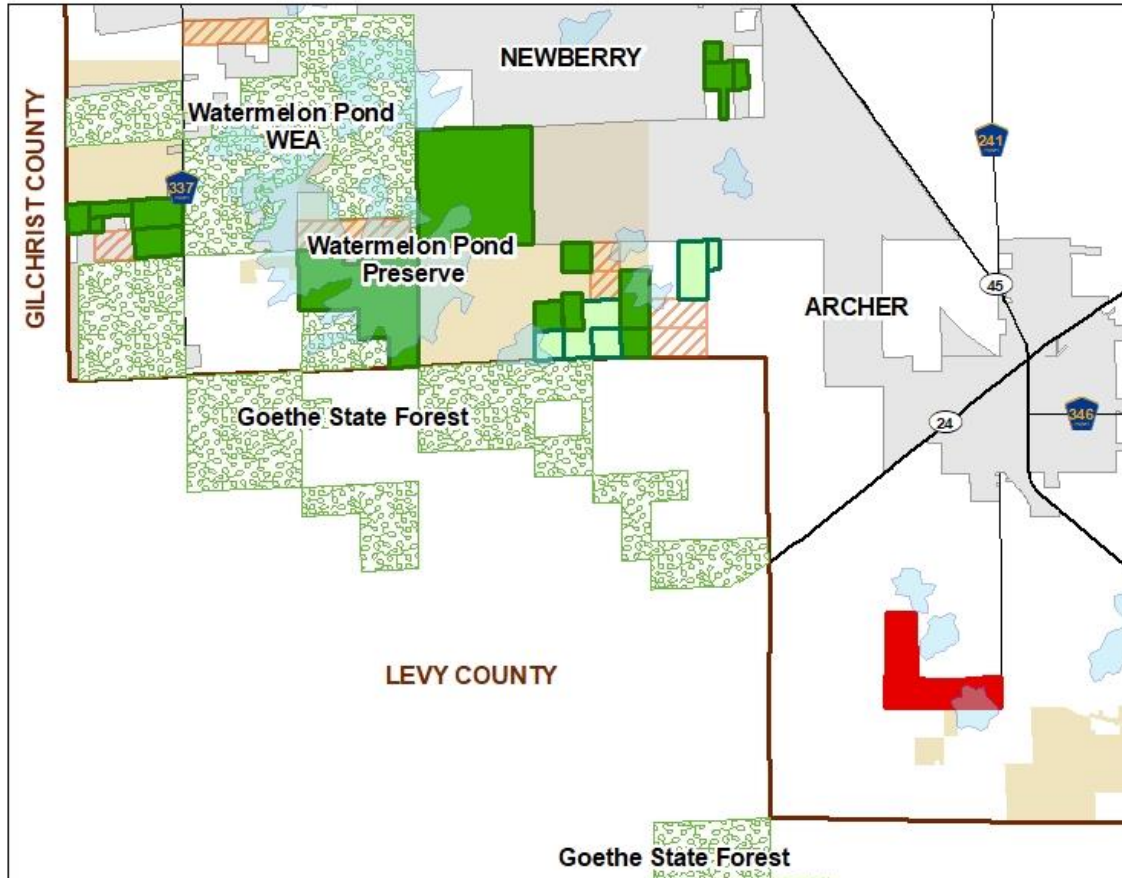
The desktop analysis indicates that few natural resources on the property are regulated in a manner that would hinder development. However, the remote location and limited infrastructure will diminish the prospects and potential for development activities.

ASER – Lizzie Robinson – Batey Farm – 4/1/2026

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;		1		
	D. Whether the property enhances wildlife and open space corridors through proximity of other conservation lands; is in a Springs Priority Focus Area;		0		
	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;		3		
	G. Whether the property contains important, Florida-specific geologic features such as caves, sinkholes or springs, ravines, lime rock outcrops, etc.;		3		
(2) SOCIAL AND HUMAN VALUES	A. Whether the owner(s) of property qualify as historically underserved or limited resource;		0		
	B. Whether the owner(s) of property are open to succession planning, land transfer, or land access;		4		
	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);		3		
(3) FARM AND RANCH OPERATION / MANAGEMENT VALUES	A. Whether the type of agricultural operation/s on the property forward the strategy mission and goals;		5		
	B. Whether the farm sells products that are consumed within Alachua or neighboring counties;		4		
	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;		5		
	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.;		5		
	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;		1		
AVERAGE FOR ENVIRONMENTAL, SOCIAL, AND HUMAN, AND FARM AND RANCH OPERATION / MANAGEMENT VALUES				2.89	
RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE		1.5			4.34
(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;		4		
AVERAGE FOR PARTNER EASEMENT ACQUISITION / COST-SHARE VALUES				3.50	
RELATIVE IMPORTANCE OF THIS CRITERIA IN SCORE		0.5			1.75
TOTAL SCORE					6.17



Lizzy Robinson* - Batey Location Map



Legend

- Batey Parcel (244.91 ac)
- ACF Preserve
- Conservation Easement
- Partner Conservation Lands
- Active Acquisition List
- Lakes
- CountyBoundary
- Municipal Boundaries
- ACF Project Areas



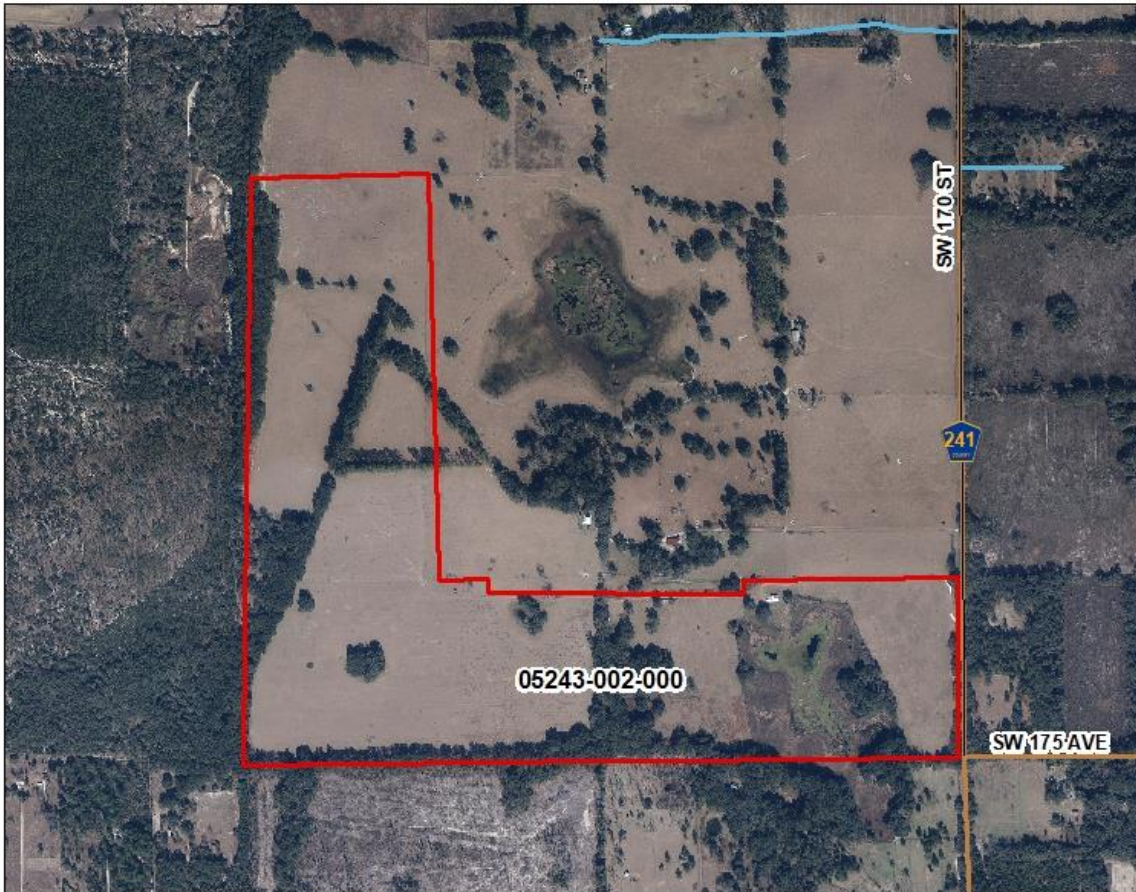
* Parcel is geographically closest to this project area (adjacent), but it is not within the original boundary.



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Lizzie Robinson* - Batey Parcel Map



Legend

- Batey Parcel (244.91 ac)
- Roadway Classification**
- Private, Unincorporated
- Public, County Maintained



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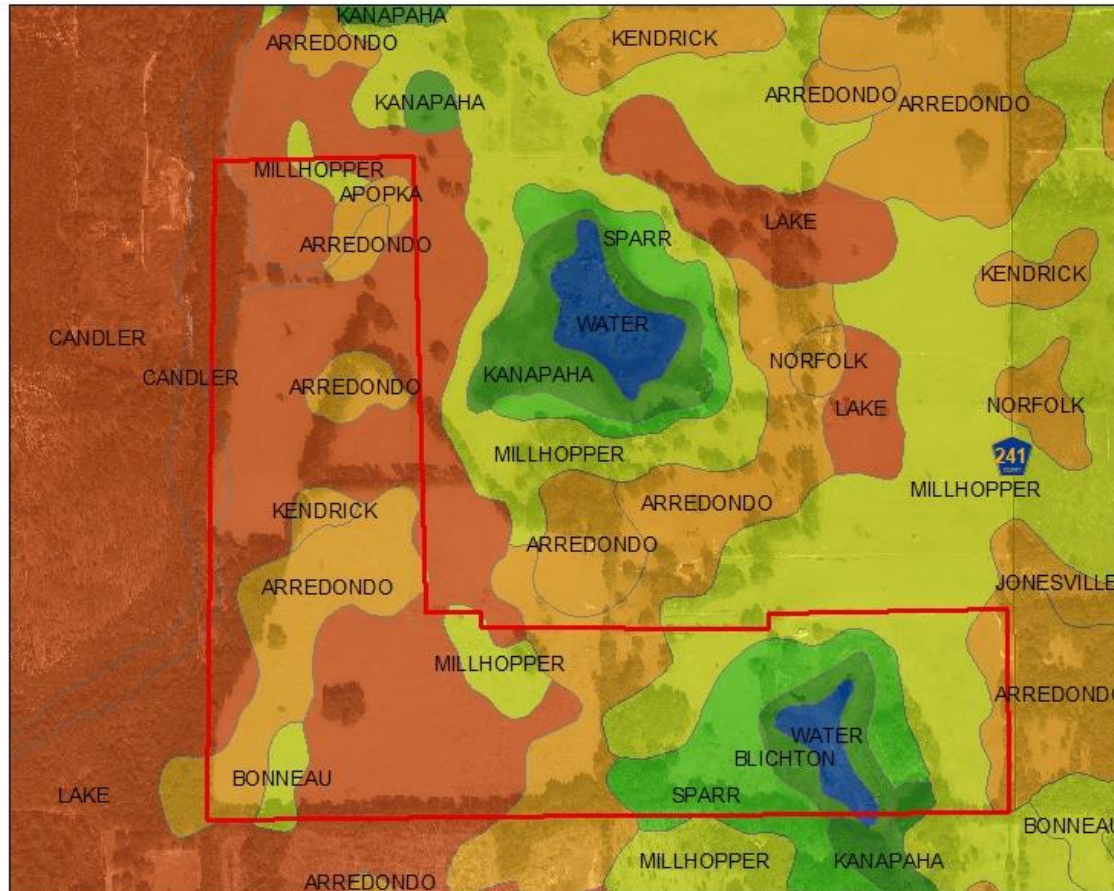


0 0.25 0.5 Miles








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Lizzie Robinson* - Batey Soil Drainage Map



Legend

-  Batey Parcel (244.91 ac)
- Soil Drainage**
-  EXCESSIVELY DRAINED
-  WELL DRAINED
-  MODERATELY WELL DRAINED
-  SOMEWHAT POORLY DRAINED
-  POORLY DRAINED
-  WATER



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