



Alachua County Agricultural Land Conservation Board

ALCB Members

Chair

Erica Hernandez

Vice-Chair

John Nix

Secretary

Juan Salva

Arden Oelke

Jean-Paul Perez

Kelly McPherson

Nina Bhattacharyya

Paul Pritchard

Scot Eubanks

Alternate

Candace Gonzalez-

Lantz

Please Note:

If you have a disability and need accommodation to participate in this meeting, please contact the Alachua County Equal Opportunity Office at (352) 374-5275 at least 48 hours prior to the meeting. Additionally, if you are hearing or speech impaired and need assistance, you may contact the Florida Relay Service by dialing 711.



Meeting Agenda – May 6, 2026, 4:00 P.M.

Grace Knight Conference Room

12 SE 1st Street, Second Floor, Alachua County Administration Building

In-Person Meeting

Agricultural Land Conservation Strategy Mission

To acquire conservation easements on agriculturally significant lands “to protect water resources, support the rural economy, contribute to local food security, and promote open, scenic space.” (Board of County Commissioners Resolution 2025-99)

1) Call to Order

2) Agenda

- a) Approval of agenda
- b) Allow public comment on the agenda

3) Approval of Minutes (April 1, 2026)

4) Public Comment Period #1 *(Public comment may also be made after business items or updates are presented. 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.)*

5) Old Business

6) New Business

- a) Staff Presentation/Evaluation: Nicoya Farm
- b) Staff Presentation/Evaluation: Wiesen, Rowan & Cobb

7) Staff Updates

- a) Funding partner updates (NRCS, RFLPP status)

8) Other Business

- a) Next meeting date: Wednesday, August 5, 2026, 4-6 pm

9) Closing Comments

- a) Public Comment Period #2
- b) Board Member Comment

10) Adjourn



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Meeting Minutes – April 1, 2026, 4:00 P.M.

Grace Knight Conference Room

12 SE 1st Street, Second Floor, Alachua County Administration Building

In-Person Meeting

Agricultural Land Conservation Strategy Mission

To acquire conservation easements on agriculturally significant lands “to protect water resources, support the rural economy, contribute to local food security, and promote open, scenic space.” (Board of County Commissioners Resolution 2025-99)

ALCB Members Present: Erica Hernandez (online), John Nix, Arden Oelke, Juan Salva, Kelly McPherson, Paul Pritchard, Scot Eubanks (online), Jean-Paul Perez, Nina Bhattacharyya,

ALCB Members Absent: Candace Gonzalez-Lantz

Staff Present: Andi Christman, Jean Willoughby, Emily Uhlmann, Shari Wallen (online)

Member of the Public: Kali Blount

1) Call to Order (4:07- 4:10)

Meeting called to order at 4:00pm by Vice-Chair John Nix.

Member Erica Hernandez and Scot Eubanks are requesting to attend meeting online.

Nina Bhattacharyya moves to approve attendance of Erica Hernandez and Scot Eubanks online. Paul Pritchard seconds.

Motion Passes 6-0.

2) Agenda (4:07- 4:10)

a) Approval of agenda

Nina Bhattacharyya moves to approve. Paul Pritchard seconds.

Motion Passes 9-0.

b) Allow public comment on the agenda

No public comments on the agenda.

3) Approval of Minutes (March 4, 2026) (4:07- 4:10)

Kelly McPherson moves to approve. Paul Pritchard seconds.

Motion Passes 9-0.

4) Public Comment Period #1 (Public comment may also be made after business items or updates are presented. 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.) **(4:10- 4:15)**

Kali Blount, member of the public, explained that the community will ask the Gainesville City commission for recreational and gardening zoning of the community garden on Southwest 4th Avenue to allow for continued community use. The garden is located on City owned land.

5) Old Business (4:15)

No old business discussed.

6) New Business (4:15- 5:13)

- a) Staff Presentation/Evaluation: Batey Farm

Nina Bhattacharyya moves to add property in the Eligibility Pool and in the Priority Pool. Scot Eubanks seconds. **Motion Passes 9-0.**

7) Staff Updates (5:13- 5:25)

- a) Funding partner updates (NRCS ranking and visits, RFLPP status)

Staff provided updates on NRCS visits and discussion with RFLPP.

8) Other Business (5:26)

- a) Next meeting date: Wednesday, May 6, 2026, 4-6 pm

Members discussed not having Board meetings in June or July 2026.

9) Closing Comments (5:26)

- a) Public Comment Period #2

No comments.

- b) Board Member Comment

No comments.

10) Adjourn (5:27)

Meeting adjourned at 5:27 pm.

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
Nicoya Farm
05/06/2026 (ALCB)**

Project Score			Buildings	
6.75 of 10			Packing shed	
Agricultural Site Evaluation Report				
Total Acres (ACPA)			Acquisition Type	
28.79			Agricultural Conservation Easement	
Inspection Date			Primary Agricultural Operation(s)	
01/27/2026			Palm tree nursery	
ACPA Parcel Details			National Crop Productivity Index Rating	
Parcel Number	Acreage	Property Use Code	>0.5 (Average)	
16101-001-000	28.79	CROPSOIL CLASS I	ACF GIS Agricultural Suitability Model Assessment	
			N/A	
			Natural Community	Condition
			Mesic Flatwoods	Good-Fair
			Blackwater Stream	Good
			Basin Swamp	Good
ACPA Land Use Descriptions			Other	
Vegetable Crop Class I – 15.60 acres			Successional hardwood forest	
Timber 2-N – 13.19 acres				
USDA Land Capability Classification			Archaeological Sites	Bald Eagle Nests
Class I Soils – Ideal for a variety of crops, few limitations			0 onsite; 1 within 1 mile	0 onsite; 1 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

Overall Description:

Nicoya Farm is located in southwestern Alachua County and has been nominated by the landowners for an agricultural conservation easement. It is approximately 28.79 acres based on an Alachua County Property Appraiser (ACPA) tax assessment. The project is not within a strategic ecosystem or ACF Project Area, but it is closest to parcels that are within the Paynes Prairie Project Area. It does not currently connect to any existing conservation lands. The parcel is zoned Conservation, and has a Future Land Use of low density residential.

The property is part of the Calf Pond Creek watershed and is in close proximity to other active agricultural and community conservation land (Siembra Farm, Family Garden, Gainesville Blueberry Farm, Woodbine, and Flamingo Hammock, among others). Protection of this farm

would enhance a wildlife corridor that buffers the northern edge of Paynes Prairie and extend to Hawthorne Road.

The landowners have observed a variety of wildlife including deer, turkeys, coyotes, bobcats, gopher tortoises, multiple species of birds and snakes as well as Florida black bear. The parcel is biologically diverse owing to varied topography, with pine savannah, hardwood hammock, blackwater stream (Calf Pond Creek), and basin swamp. Of the roughly 30 acres of land, 12 are wetlands, with Calf Pond Creek entering on the western side, being fed by a small basin swamp, winding its way through braided stream areas and opening up to a broad floodplain before exiting the property to the southeast.

Based on aerial image analysis, the property has a history of land clearing and agriculture use starting around the 1950s. The property was previously owned by a UF Forestry Professor who put in significant effort to restore the beautiful long leaf pine savannah habitat and remnant sandhill areas. A portion of Calf Pond Creek flows across the property (approx. 1,200 ft), terminating in Calf Pond approximately 0.10 miles southeast of the property. Today, forested communities are a mix successional hardwoods and planted pine, which is tending towards mesic flatwoods and sandhill in character. The landowners intend to continue these natural community enhancement efforts while integrating agriculture into the landscape. Current restoration activities include work to restore native grasses and other herbaceous plants. They currently run Nicoya Farm, a small-scale intensive organic vegetable farm, on 2.5 acres of bottomland, nestled between the wetlands buffer on one side, and a mixed pine forest on the other.

The farmers have implemented many conservation practices including cover cropping, no-till growing, and contour planting, which have improved the water infiltration rate and have effectively eliminated runoff from the farm. Their intensive planting techniques allow them to plant at higher densities and produce more food per square foot than many fully mechanized farms. These practices have also allowed them to significantly increase the carbon content of the soil, creating a carbon sink. As an integral part of the peri-urban agricultural area in southeast Gainesville, the farm contributes significantly to the local food system and the semi-rural character of the neighborhood and protects local wildlife habitat.

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.

Parcel 16101-001-000 is currently zoned as Conservation which allows up to 1 dwelling unit per 10 acres. Under the current land use designation, the property could be developed for two dwelling units for single family residential housing. The future land use is designated as low-density residential which would allow a maximum density of 115 units on this property.

Wetlands are protected from development under Chapter 406 Article VI, Surface Waters and Wetlands code. In addition, a 75-ft average buffer around the wetlands would be protected from development which would total 11.4 acres. There are approximately 7 acres within the 100-year flood zone on the property that mostly 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 northwest portion of the property is located in a Sensitive Karst Area and may contain karst features. Further investigation would be needed to determine if there are karst features on the property that qualify as Significant Geologic Features (SGFs). Under the Alachua County, Unified Land Development Code, Chapter 406, Article XV, SGFs may be protected by a 25-150ft buffer depending on their unique qualities.

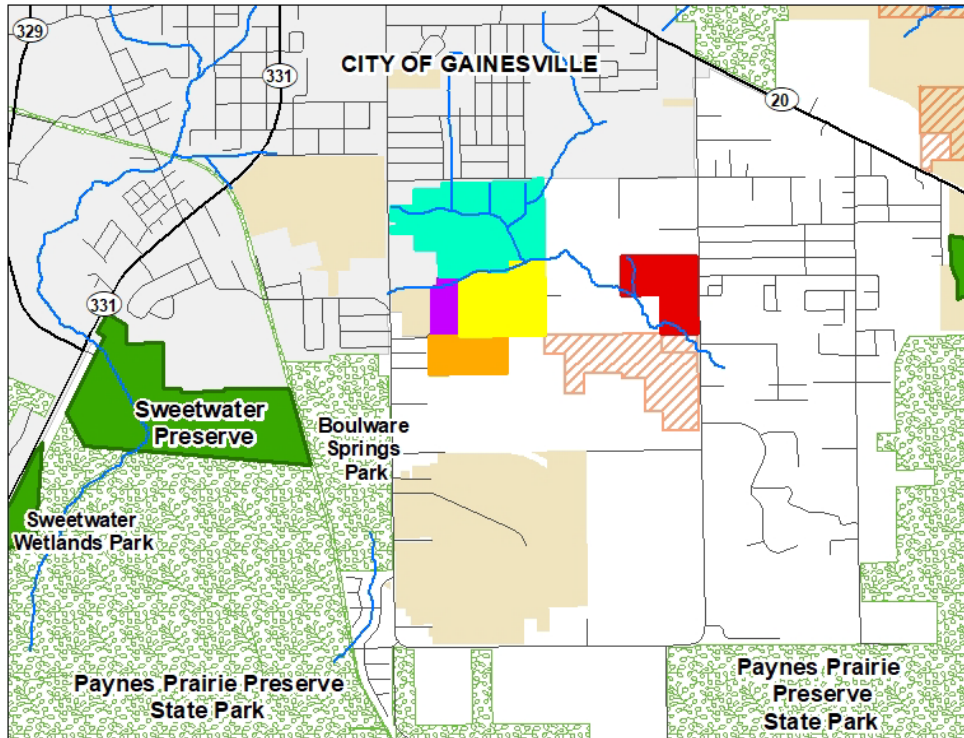
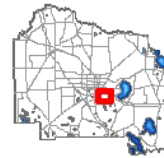
This property was cleared in the past 30-40 years based on historical aerials. The site contains wetlands, flood zones, and sensitive karst areas which are protected under Alachua County's natural resource code. The site is within Alachua County's Urban Cluster so there it is encouraged to increase density in these areas. The property is adjacent to single family residential properties and vacant residential properties. The land is not currently protected from development, but it is only moderately likely to develop.

ASER – Paynes Prairie Additions – Nicoya Farm – 01/27/2026

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;		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;		4		
	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);		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;		5		
	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;		5		
	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;		5		
AVERAGE FOR ENVIRONMENTAL, SOCIAL, AND HUMAN, AND FARM AND RANCH OPERATION / MANAGEMENT VALUES				3.95	
RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE		1.5			5.92
(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;		0		
	B. Whether the overall resource values justify the potential cost of acquisition;		3		
AVERAGE FOR PARTNER EASEMENT ACQUISITION / COST-SHARE VALUES				3.50	
RELATIVE IMPORTANCE OF THIS CRITERIA IN SCORE		0.5			0.75
TOTAL SCORE					6.75



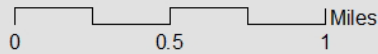
Paynes Prairie Additions* - Nicoya Farm Location Map



Legend

- Nicoya Farm (28.79 ac)
- Kahn Parcels (66.34 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

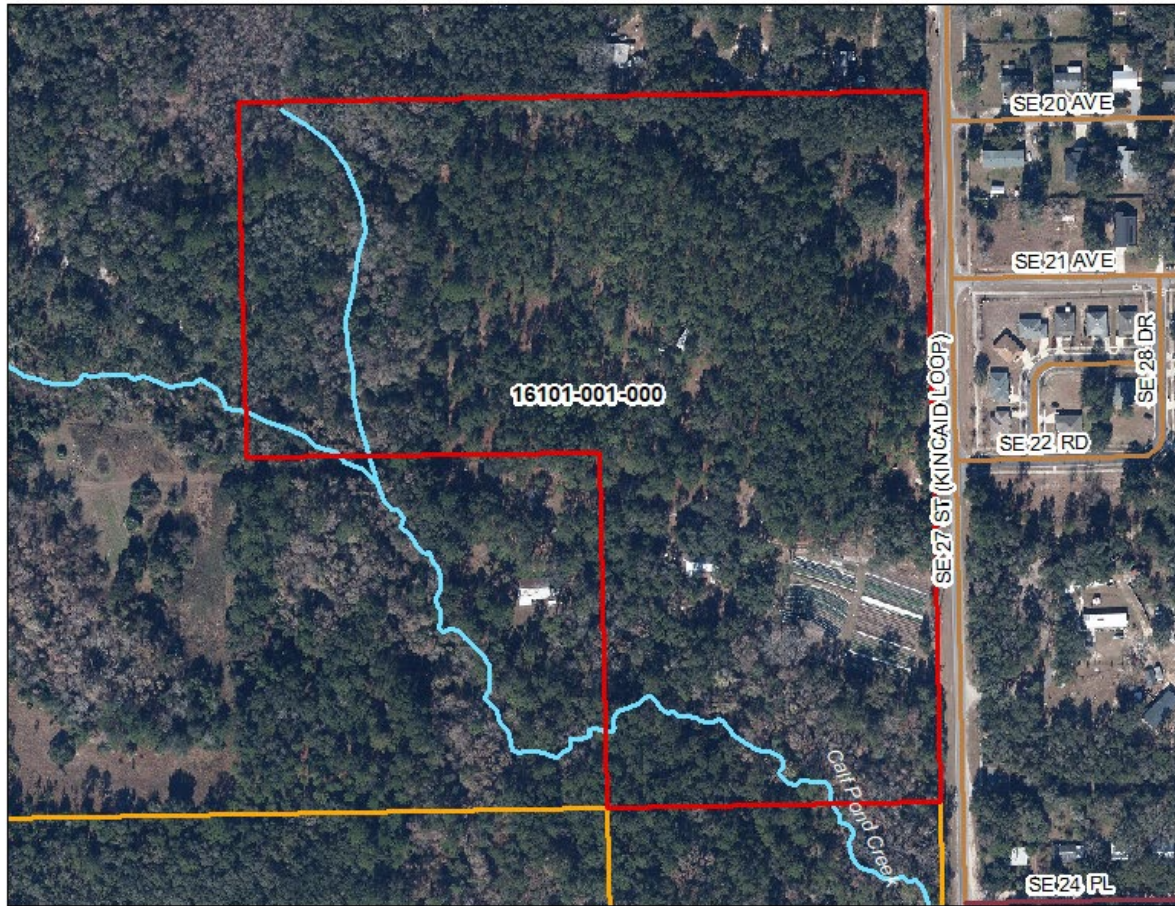
*Property is geographically closest to this ACF project Area, but it is not within the original boundary



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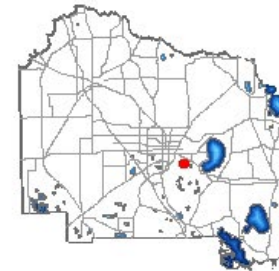


Paynes Prairie Additions* - Nicoya Farm Parcel Map



Legend

- Nicoya Fam (28.79 ac)
 - Woodbine Parcels (59.7 ac)
 - Alachua County Creeks
- ### Roadway Inventory
- Public, County Maintained
 - Public, Not County Maintained



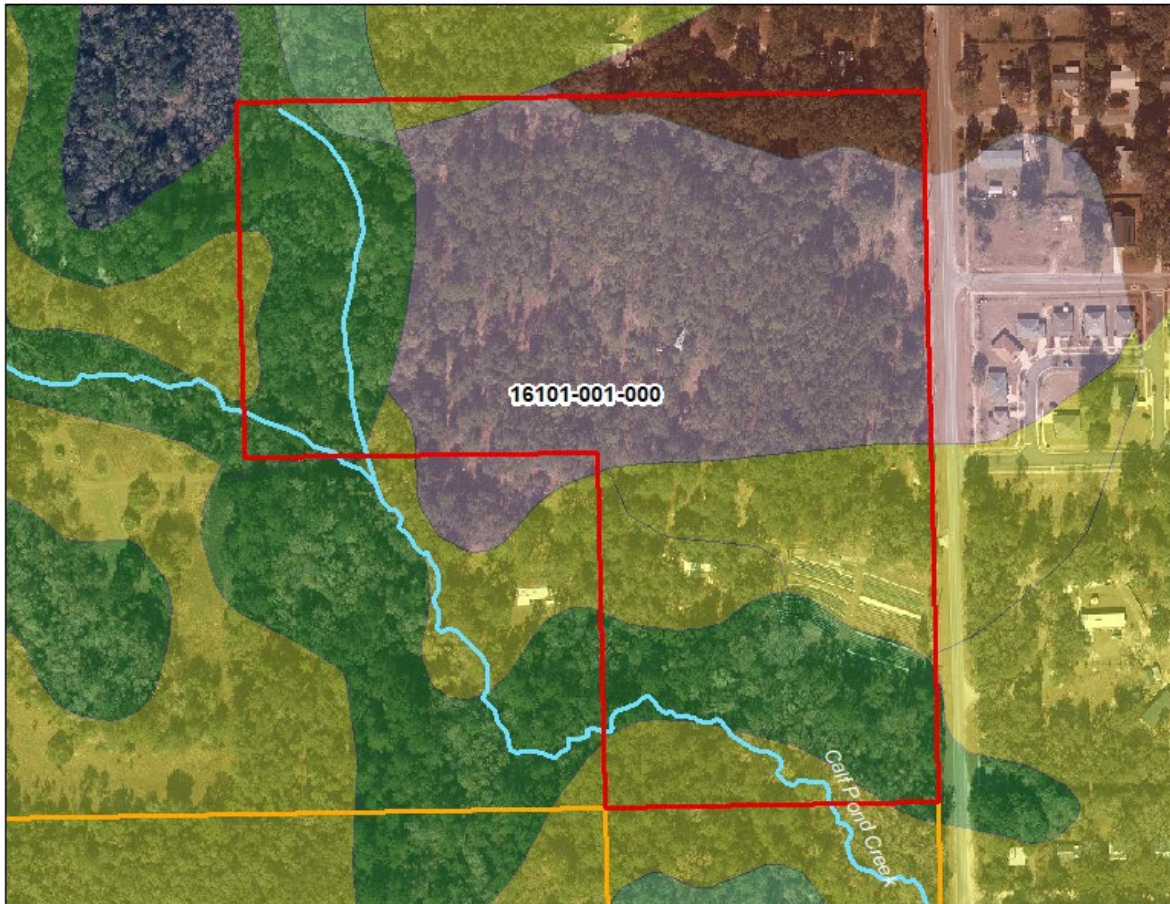
* Property is close to, but not within the current Project Area boundary



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Paynes Prairie Additions* - Nicoya Farm Soils Map



Legend

- Nicoya Farm (28.79 ac)
- Woodbine Parcels (59.7 ac)
- Alachua County Creeks

Soil Drainage

- PITS
- EXCESSIVELY DRAINED
- MODERATELY WELL DRAINED
- SOMEWHAT POORLY DRAINED
- POORLY DRAINED

* Property is close to, but not within the current Project Area boundary



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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."

**Little Lake Santa Fe
Wiesen, Rowan & Cobb
05/06/2026 (ALCB)**

Project Score			Buildings	
5.26 of 10 Agricultural Site Evaluation Report			6 (Wiesen) and 5 (Rowan & Cobb) on ACPA; Single Family Homes, Shed, Barn, Pole Barn	
Total Acres (ACPA)			Acquisition Type	
70.93			Agricultural Conservation Easement	
Inspection Date			Primary Agricultural Operation(s)	
01/26/2026			Palm tree nursery, pecan orchard	
ACPA Parcel Details			National Crop Productivity Index Rating	
Parcel Number	Acreage	Property Use Code	0.39 (Average)	
1. 18387-010-001 (W)	20.03	ORN/MISC AGRI	ACF GIS Agricultural Suitability Model Assessment	
2. 18393-012-000 (W)	25.9	ORN/MISC AGRI	N/A	
3. 18387-010-000 (R)	8.9	ORCHARD GROVES	Natural Community	Condition
4. 18386-006-000 (R)	16.1	ORCHARD GROVES	Lakeshore Swamp	Good
ACPA Land Use Descriptions			Other	
1. Tree Farm (19 acres)			Pasture	
2. Tree Farm (19 ac), Productive Swamp (2 ac)			Successional hardwood forest	
3. Pecans (7.9 ac), SFR (1 ac)				
4. Pecans (15.10 ac), SFR (1 ac)				
USDA Land Capability Classification			Archaeological Sites	Bald Eagle Nests
Class II and III; Class II - moderate limitations (erosion risk, etc); Class III - limitations restricting crop production.			0 onsite; 3 within 1 mile	0 onsite; 1 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				

Overall Description:

The Wiesen property and the adjacent Rowan & Cobb property have both been nominated by the landowners for agricultural conservation easements. Due to the size of the parcels and their adjacency, the properties are presented as a single project for consideration by the Agricultural Land Conservation Board. The properties are located within northeastern Alachua County on the western side of Little Lake Santa Fe. The project shares boundaries with Little Lake Santa Fe Preserve, which is managed by Alachua County, and it is in the Florida Wildlife Corridor boundary. All four parcels are zoned Rural/Agriculture and have a Future Land Use of Rural/Agriculture.

The Wiesen property is currently used as a palm tree nursery serving the landscaping industry while the Rowan & Cobb property is home to a pecan orchard. Historically a family-owned and operated business, the palm tree nursery provides most of the farm income. The landowners are working on maintaining

and expanding agricultural operations which may include grazing cattle and horses on the northern side of the property in the future.

Onsite natural communities on the Wiesen property include lakeshore swamp on the southeastern edge of the parcel situated below Little Lake Santa Fe Preserve. The habitat is presumably in good condition, but staff did not get to see it up close during the site visit. The swamp approximately 870 ft of wetland edge along Little Lake Santa Fe (actual lake frontage closer to 100 ft). Acquisition would contribute to wildlife corridor along the east side of Little Lake Santa Fe, enhancing the connection between Little Lake Santa Fe Preserve and Lake Alto Preserve along the western lake edge. Wildlife include sandhill cranes that use fields on northern parcels and potentially gopher tortoises which have been seen by the landowners, though no burrows were observed during the site visit. Snakes observed include water moccasins, diamondback rattlesnakes, and pygmy rattlesnakes. Invasive species observed include camphor tree.

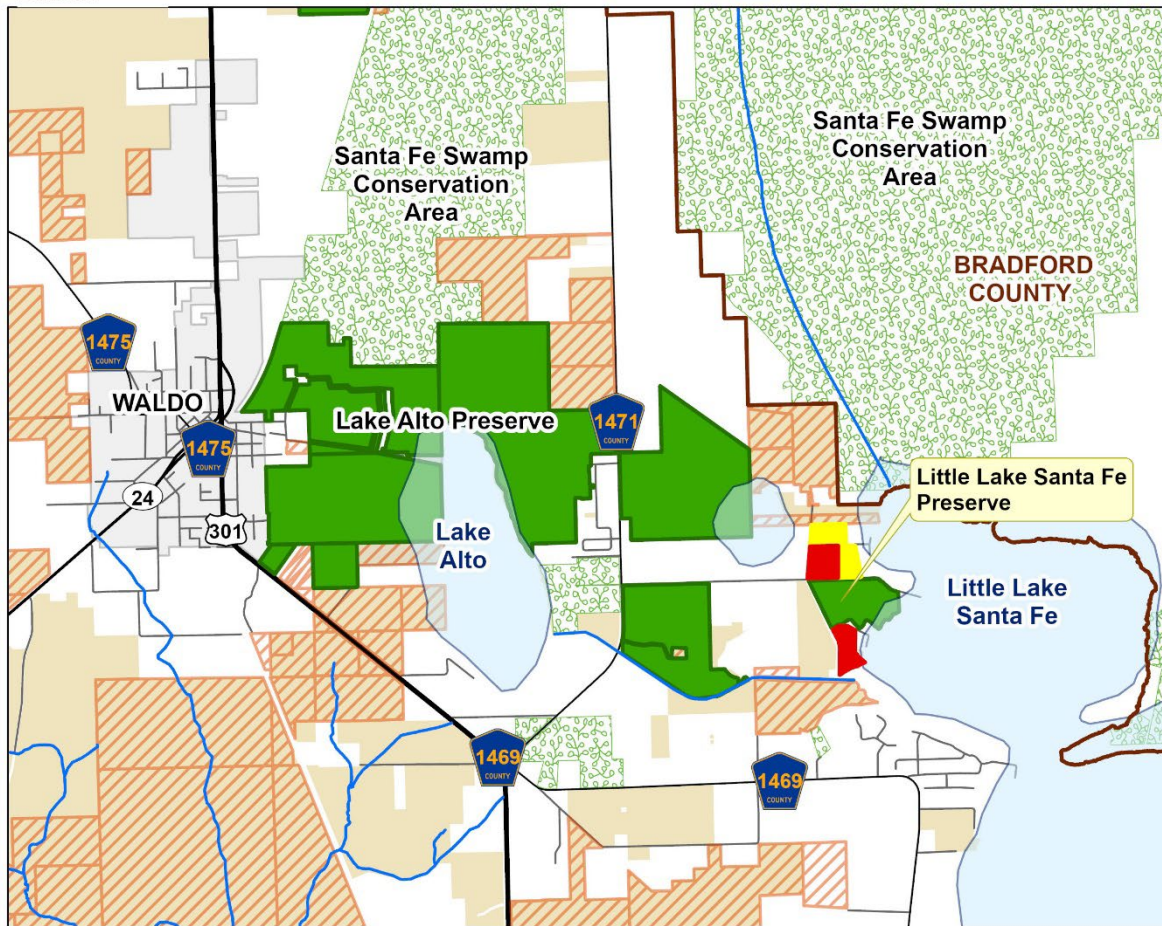
Development Review:

A desktop development review has not been fully completed for this property and will be included once complete. Development review score in the matrix is preliminary, and it based on scores and development analyses of recent nearby nominations. Scoring and written information will be updated once the final assessment is complete.

ASER – Little Lake Santa Fe – Wiesen, Rowan & Cobb – 01/26/2026					
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;		4		
	B. Whether the property is in Santa Fe River or Watermelon Pond watershed, or watershed with existing Total Maximum Daily Load (TMDL) area;		5		
	C. Whether the property serves an important flood management or mitigation function;		???		
	D. Whether the property enhances wildlife and open space corridors through proximity of other conservation lands; is in a Springs Priority Focus Area;		4		
	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.;		1		
(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;		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);		0		
(3) FARM AND RANCH OPERATION / MANAGEMENT VALUES	A. Whether the type of agricultural operation/s on the property forward the strategy mission and goals;		2		
	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?		4		
	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.;		0		
	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				2.63	
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;		0		
	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			0.75
TOTAL SCORE					4.95



Lake Santa Fe* - Rowan & Cobb and Wiesen Location Map



- Rowan & Cobb (28.37 ac)
- Wiesen (45.93 ac)
- Conservation Easement
- ACF Preserve
- Partner Conservation Lands
- Active Acquisition List
- Alachua County Creeks
- Lakes
- County Boundary (ACPA)
- Municipal Boundaries
- ACF Project Areas



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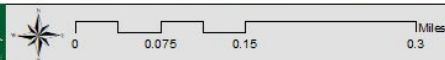


Lake Santa Fe* - Wiesen Parcel Map



- Legend**
- Wiesen Parcels (45.93 ac)
 - Rowan & Cobb (28.37)
 - ACF Preserve
- Roadway Classification**
- Private, Unincorporated
 - Public, County Maintained
 - Public, Not County Maintained

*Property is partially in this ACF project Area



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