

Land Conservation Board

April 25, 2024

5:30 pm

County Administration Building - Grace Knight Conference Room

12 SE 1 Street, 2nd Floor, Gainesville, FL 32601

Pages

1. **Call to Order**
2. **Approval of the Agenda**
3. **Approval of Minutes**
4. **Property Evaluations – Staff Presentations**
5. **Old Business**
6. **New Business**
7. **Staff Updates**
8. **Public Comment**
9. **Next Meeting Date**
Anticipated Date: May 23, 2024
10. **Adjournment**

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ALACHUA COUNTY LAND CONSERVATION BOARD

408 West University Avenue, Suite 106 • Gainesville, Florida 32601
Tel: (352) 264-6868 • Fax (352) 264-6852
Home Page: www.alachuacountyforever.us
Email: landconservation@alachuacounty.us



Mission Statement

*To acquire, improve,
and manage
environmentally
significant lands that
protect water
resources, wildlife
habitats and natural
areas suitable for
resource-based
recreation.*

Brian Block

Chair

Amy Schwarzer

Vice-Chair

Kristen Young

Secretary

BJ Bukata

Bruce A. Blackwell

Dewayne Baines

Edward Hunter

Jennifer Rocca, Dr.

Lee Cook

Paul Lyrene, Dr.

Tom Mirti

Alternate

Catherine (Kate) Lee

Meeting Agenda

April 25th, 2024, 5:30 P.M.

Grace Knight Conference Room

12 SE 1st Street, Second Floor,

Alachua County Administration Building

In-Person Meeting

- 1) **Call to Order**
- 2) **Agenda**
 - a) Approval of Agenda
- 3) **Welcome New LCB Member**
- 4) **Approval of Minutes from March 28th, 2024**
- 5) **Old Business**
 - a) Agricultural Lands Protection Strategy Update
- 6) **Property Evaluations – Staff Presentations**
 - a) Westside (Non Project Area) – Roten & Roten Trustees and Denman
 - b) Lake Forest Creek – Quaker 22 LLC (Desktop)
- 7) **New Business**
- 8) **Staff Updates**
 - a) Q2 Stewardship Update
 - b) Acquisition Updates
- 9) **Public Comment**
- 10) **Other Business**
 - a) Next meeting date – May 23rd, 2024
- 11) **Adjourn**

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.

Alachua County - Member Attendance Report - 2023-2024

Land Conservation Board

Member	24-Aug-23	28-Sep-23	7-Dec-23	25-Jan-24	22-Feb-24	28-Mar-24	TOTALS
Bruce A. Blackwell	A	P	P	P	P	P	83.33%
Russell Weber	P	A	A	P	A	-	50.00%
Dewayne Baines	P	P	A	A	P	P	66.67%
Brian Block	P	P	P	P	P	P	100.00%
Amy Schwarzer	A	P	P	A	P	A	50.00%
Tom Mirti	-	-	-	-	-	P	100.00%
B.J. Bukata	P	P	P	P	P	A	83.33%
Kristen Young	P	P	P	P	P	P	100.00%
Paul Lyrene	P	P	A	P	P	P	83.33%
Ed Hunter	-	-	-	P	P	P	100.00%
Jennifer Rocca	-	-	-	P	P	A	66.67%
Catherine (Kate) Lee	P	P	P	P	A	P	83.33%
<i>Aubrey Greene (No longer on LCB)</i>	<i>P</i>	<i>P</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>
<i>Jason Teisinger (No longer on LCB)</i>	<i>P</i>	<i>A</i>	<i>P</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>
<i>Mark Hostetler (No longer on LCB)</i>	<i>A</i>	<i>A</i>	<i>A</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>
<i>Russell Weber (No longer on LCB)</i>	<i>P</i>	<i>A</i>	<i>A</i>	<i>P</i>	<i>A</i>	<i>-</i>	<i>-</i>

**Orange for total attendance tracking purposes only*

Present:	9	9	7	9	9	8	81.94%
Absent:	3	3	5	2	2	3	18.06%
Excused:	0	0	0	0	0	0	0.00%
TOTAL	12	12	12	11	11	11	

- * P = Present
- * A = Absent
- * E = Excused
- * C = Canceled

Current Land Conservation Board Roster and Terms 04/25/2024

Member	Term Start	Term End	Position	Length of Service*
Ed Hunter	12/12/2023	9/30/2027	Natural Resource Professional	*
Bruce A. Blackwell	12/12/2023	9/30/2027	Citizen at Large	Third Term
Kristen Young	12/12/2023	9/30/2027	Citizen at Large	Second Term
Dewayne Baines	1/13/2021	12/31/2024	Citizen at Large	First Term
Brian Block	1/1/2021	12/20/2024	Citizen at Large	Third Term
Tom Mirti	1/11/2022	9/30/2024	Natural Resource Professional	First Term
Kate Lee	7/13/2021	9/30/2024	Citizen at Large (Alternate)	First Term
Paul Lyrene	1/11/2022	9/30/2025	Citizen at Large	Second Term
Amy Schwarzer	6/1/2023	9/30/2025	Natural Resource Professional	First Term
Lee Cook	4/9/2024	9/30/2026	Natural Resource Professional	First Term
B.J. Bukata	2/14/2023	9/30/2026	Natural Resource Professional	Second Full Term (+ 2 part. terms)
Jennifer Rocca	12/12/2023	9/30/2026	Natural Resource Professional	First Term

*In the process of being updated



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BJ Bukata

Bruce A. Blackwell

Dewayne Baines

Edward Hunter

Jennifer Rocca, Dr.

Paul Lyrene, Dr.

Tom Mirti

Vacant

Alternate

Catherine (Kate) Lee

Meeting Minutes

March 28th, 2024, 5:30 P.M.

Grace Knight Conference Room

12 SE 1st Street, Second Floor,

Alachua County Administration Building

In-Person Meeting

LCB attendance: *Dewayne Baines, Brian Block, Bruce Blackwell, Ed Hunter, Kate Lee (virtual), Paul Lyrene, Tom Mirti, Kristen Young*
County staff: *Andi Christman, Michael Bird, Ryan Kennelly, Emily Uhlmann*

Members of the public: *Nanette Holt, Ken Rembert*

1) **Call to Order**

Meeting called to order by Chair Brian Block at 5:10PM

2) **Agenda**

a) Approval of Agenda

***Motion** was made by Bruce Blackwell to approve the agenda. Ed Hunter seconded the motion.*

***Action:** Agenda for the February 22nd, 2024 meeting of the LCB approved by a vote of 6-0*

Kate Lee (Alternate) requested to be allowed to participate remotely due to a health condition that is preventing her from traveling at this time.

***Motion** was made Kristen Young to allow Kate Lee to fully participate as a voting member of the LCB remotely. Paul Lyrene seconded the motion.*

***Action:** The LCB approved Kate Lee's participation in the meeting as a remote voting member by a vote of 6-0.*

3) **Approval of Minutes from March 28th, 2024**

***Motion** was made by Ed Hunter to approve the Minutes. Bruce Blackwell seconded the motion.*

***Action:** Agenda for the March 28th, 2024 meeting of the LCB was approved by a vote of 7-0.*

4) **Welcome new LCB member**

Tom Mirti introduced himself as a new appointee to the LCB

5) Property Evaluations – Staff Presentations

a) Update: Hasan Flatwoods – Holt Woitas Trustee

Presented by Andi Christman as a conservation easement acquisition

Owner Nanette Holt spoke about the property.

Land broker Ken Rembert spoke about the property.

***Motion** was made by Ed Hunter to place the Hasan Flatwoods - Holt-Woitas property into the priority pool as a bargain-share conservation easement. Dewayne Baines seconded the motion.*

***Action:** The Hasan Flatwoods – Holt-Woitas Trustee property was placed in the priority pool as a bargain-share conservation easement with a vote of 7-0.*

***LCB request to staff:** send the list of current FDACS properties to LCB members*

b) Lochloosa Creek Flatwoods – Samuel

Presented by Ryan Kennelly as a fee simple acquisition

***Motion** was made by Kristen Young to place the Lochloosa Creek Flatwoods – Samuel property into the eligibility pool. Paul Lyrene seconded the motion.*

***Action:** The Lochloosa Creek Flatwoods – Samuel property was placed into the eligibility pool with a vote of 7-0.*

***Motion** was made by Dewayne Baines to place the Lochloosa Creek Flatwoods – Samuel property into the priority pool. Paul Lyrene seconded the motion.*

***Action:** The Lochloosa Creek Flatwoods – Samuel property was placed into the priority pool with a vote of 6-1, Tom Mirti in dissent.*

6) New Business

No new business

7) Old Business

a) Hasan Flatwoods – Holt Woitas Trustee *(Moved ahead of property evaluations because landowner was present and could not stay for the entire meeting; see above)*

8) Staff Updates

a) Acquisition Process and Active Acquisition List Discussion - *presented by Andi Christman*

b) Limerock Mine Update - *presented by Andi Christman*

c) Acquisition Updates - *presented by Michael Bird*

Lochloosa Creek Flatwoods - Sherouse & Flowers - County closed on property

Lochloosa Forest Connector - Rimes under contract, in due diligence period

Lochloosa Slough Flatwoods - Jackson Heirs under contract, in due diligence period

Lochloosa Creek Flatwoods - Winchester is now under contract

Watermelon Pond - Elliot CE - seller signed contract, going to the BOCC

Santa Fe River - Block - sellers accepted LOI

Watermelon Pond - Howell CE - appraisal received

Buck Bay Flatwoods - Burnsed -going to appraisals

9) Public Comment

No public comment

10) Other Business

- a) Next meeting date – April 25th, 2024

11) Adjourn

Meeting adjourned by Chair Bryan Block at 7:39PM

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.

Non Project Area (Westside)
Roten & Roten Trustees & Denman
4/25/2024

Project Score		Buildings	
5.13		0 on ACPA, 0 on site	
Inspection Date		Just Value	Just Value Per Acre
4/15/2024		\$565,330	\$5,192
Size		Total Value (Just, Misc, Bldg)	Total Value Per Acre
108.88 acres		\$565,330	\$5,192
Parcel Number	Acreage	Acquisition Type	
04147-007-000	5.98	Conservation Easement or Fee Simple	
04147-008-000	49.75	Natural Community	Condition
04147-008-001	53.15	N/A	
Section-Township-Range		Other	Condition
18-9S-18E		Pine Plantation	Good
		Successional Hardwood	Fair
		Archaeological Sites	
REPA Score (ACF Project Area): N/A		0 recorded on site, 0 in 1 mile	
KBN Score (Statagic Ecosystem): N/A		Bald Eagle Nests	
Outstanding Florida Waters: 0 on site, 0 within 1 mile		0 on site, 0 in 1 mile	

Overall Description:

The Roten & Roten Trustees & Denman property is in Western Alachua County approximately half a mile north of the city of Newberry, just southeast of the corner of NW CR 235 and NW 62 Ave. The property is three parcels under two ownerships within the same family (Roten and Roten Trustees and Geoffrey Denman), totaling 108.88 acres. It does not border any existing conservation lands. The closest protected lands to the nominated property are Saarinen Preserve, which is managed by Alachua Conservation Trust, 1.5 miles to the southeast, and Dudley Farm Historic State Park, which is 2.5 miles to the south. The family is open to the possibility of a fee simple purchase, but they are currently more interested in a conservation easement. The property is not currently on the market.

All three parcels have been converted to pine plantation. The two larger parcels were clearcut in the fall of 2018 and planted with longleaf pine plugs in 2021. The longleaf pines are doing well and many of them are in the bolt stage reaching 3-5ft in height. Much of the cleared area has revegetated with early successional species including passionflower, blackberry, goldenrod, grapevine, smilax, Virginia creeper, poison ivy, andropogon, rumex, Spanish needles, spurge nettle, beautyberry, winged sumac, red cedar, boxelder, wax myrtle, saltbush, sweetgum, persimmon, hackberry, laurel and black cherry, and water and laurel oak. Remnant groundcover species include sugarcane plumegrass, and prickly pear cactus. Wiregrass was not observed during the site visit. The 6-acre parcel in the northwest contains a mixture of successional hardwood forest and pine stand that has not been clearcut. The southeastern portion of this parcel is rows of slash pine, and the northwestern portion is successional hardwood forest.

There are drivable dirt roads across multiple sections of the larger parcels. Along most of the dirt roads are uncut windbreaks, consisting of mixed hardwood species. Additionally, large live oaks within the timber harvest area were left uncut, and have been mowed around, forming eight small islands of which contain a variety of species that were not observed in the surrounding timber area. The largest of these "islands" is only half an acre. Many trees and shrubs remain that indicate possible past site conditions of upland pine and upland mixed woodland habitats, especially

in the windbreaks and live oak hammocks. These include sparkleberry, turkey oak, southern red oak, flowering dogwood, sassafras, toothache tree, and hickories, eastern redbud, Walter's viburnum, Carolina buckthorn, and Florida maple.

There were scattered invasive plants found on the property including Chinese tallow, hairy indigo, camphor, showy rattlebox, cogon grass, and mimosa. There were also two hunting blinds and multiple tree stands found. Wildlife the landowner mentioned include bobwhite quail, turkey, deer, bobcats, foxes, coyotes, raccoons, and opossum. Observations during the site visit included a black racer and active gopher tortoise burrows along with many bird species including eastern towhee, white-eyed vireo, pileated woodpecker, great crested flycatcher, Carolina chickadee, northern parula, tufted titmouse, American crow, northern cardinal, blue jay, yellow-billed cuckoo, bluegrey gnatcatcher, and eastern bluebird.

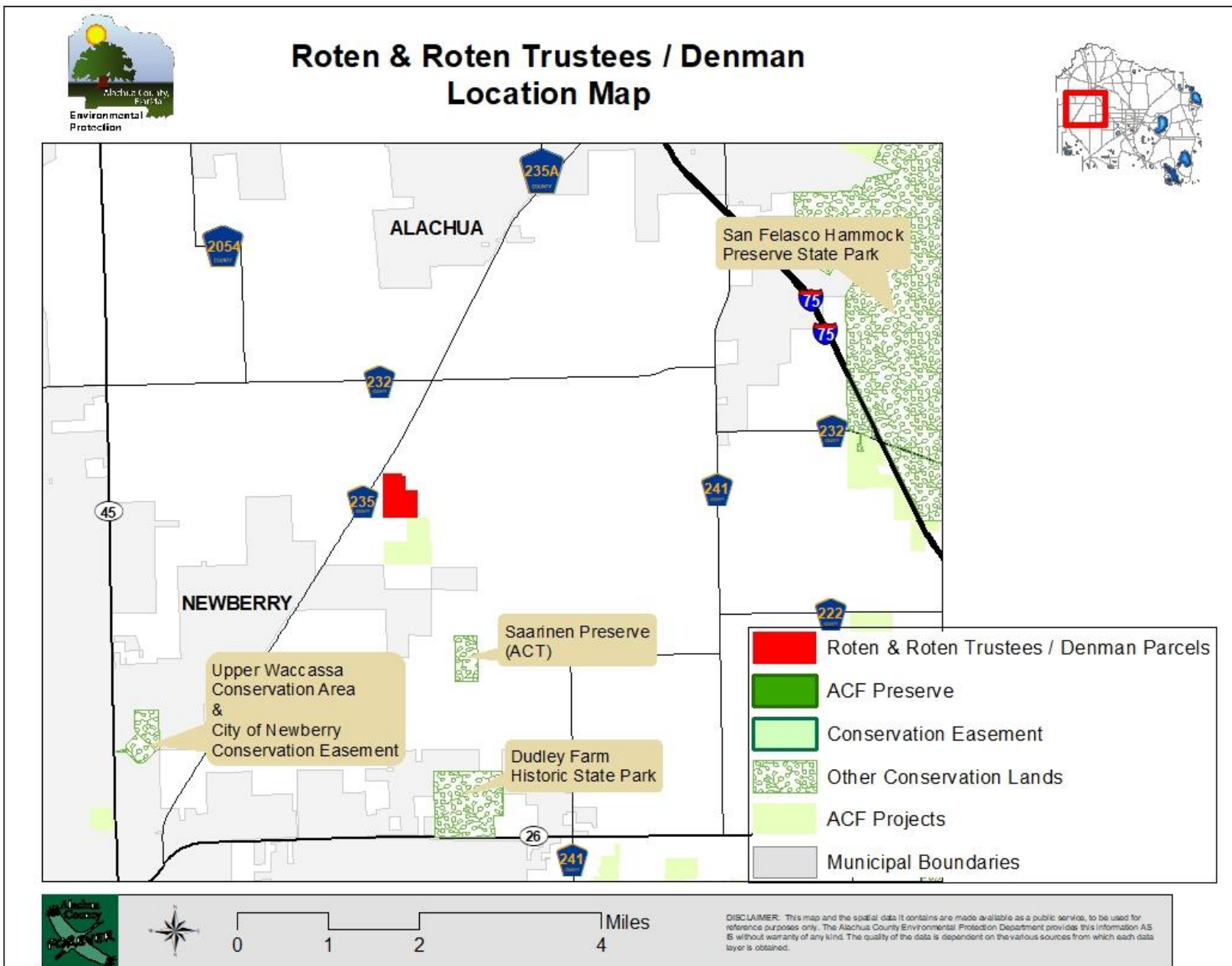
Development Review:

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.

There are no wetlands or flood zones on the property, and it is not located in a Strategic Ecosystem. However, it is in a High Aquifer Recharge Area. Development in these areas must comply with additional standards set forth in the Alachua County ULDC Section 406.59, as well as other applicable standards. These standards include but are not limited to outdoor water conservation, prohibition of biosolid application and land application of septage, and golf course design and operation that is protective of springs. Where avoidance of impacts is not feasible, minimization of impact through site design and mitigation is allowed. The topographical maps indicate the potential for shallow sinks on the property, however aeriels do not indicate such features. The soils on the property indicate 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 historic agricultural use of the property has decreased the likelihood of Listed Species Habitat. However, gopher tortoises may still be present.

Given the current zoning and future land use and public road frontage, the property is developable. The location within a High Aquifer Recharge Area and potential for listed species could potentially impact site design but would not significantly hinder development. Furthermore, proximity to Jonesville and Newberry make the location highly desirable to developers. It is likely the property will develop in the future.

Non Project Area (Westside) - Roten & Roten Trustees / Denman - 4/25/2024					
CATEGORY	Criterion	WEIGHTING	Enter Criteria Value Based on Site Inspection	Average Criteria Score	Average Criteria Score Multiplied by Relative Importance
(I-1) PROTECTION OF WATER RESOURCES	A. Whether the property has geologic/hydrologic conditions that would easily enable contamination of vulnerable aquifers that have value as drinking water sources;		4		
	B. Whether the property serves an important groundwater recharge function;		5		
	C. Whether the property contains or has direct connections to lakes, creeks, rivers, springs, sinkholes, or wetlands for which conservation of the property will protect or improve surface water quality;		1		
	D. Whether the property serves an important flood management function.		1		
(I-2) PROTECTION OF NATURAL COMMUNITIES AND LANDSCAPES	A. Whether the property contains a diversity of natural communities;		1		
	B. Whether the natural communities present on the property are rare;		2		
	C. Whether there is ecological quality in the communities present on the property;		2		
	D. Whether the property is functionally connected to other natural communities;		2		
	E. Whether the property is adjacent to properties that are in public ownership or have other environmental protections such as conservation easements;		1		
	F. Whether the property is large enough to contribute substantially to conservation efforts;		4		
	G. Whether the property contains important, Florida-specific geologic features such as caves or springs;		2		
	H. Whether the property is relatively free from internal fragmentation from roads, power lines, and other features that create barriers and edge effects.		3		
(I-3) PROTECTION OF PLANT AND ANIMAL SPECIES	A. Whether the property serves as documented or potential habitat for rare, threatened, or endangered species or species of special concern;		2		
	B. Whether the property serves as documented or potential habitat for species with large home ranges;		3		
	C. Whether the property contains plants or animals that are endemic or near-endemic to Florida or Alachua County;		2		
	D. Whether the property serves as a special wildlife migration or aggregation site for activities such as breeding, roosting, colonial nesting, or over-wintering;		2		
	E. Whether the property offers high vegetation quality and species diversity;		2		
	F. Whether the property has low incidence of non-native invasive species.		3		
(I-4) SOCIAL AND HUMAN VALUES	A. Whether the property offers opportunities for compatible resource-based recreation, if appropriate;		2		
	B. Whether the property contributes to urban green space, provides a municipal defining greenbelt, provides scenic vistas, or has other value from an urban and regional planning perspective.		1		
	AVERAGE FOR ENVIRONMENTAL AND HUMAN VALUES			2.25	
	RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE	1.333			3.00
(II-1) MANAGEMENT ISSUES	A. Whether it will be practical to manage the property to protect its environmental, social and other values (examples include controlled burning, exotics removal, maintaining hydro-period, and so on);		3		
	B. Whether this management can be completed in a cost-effective manner.		4		
(II-2) ECONOMIC AND ACQUISITION ISSUES	A. Whether there is potential for purchasing the property with matching funds from municipal, state, federal, or private contributions;		2		
	B. Whether the overall resource values justifies the potential cost of acquisition;		3		
	C. Whether there is imminent threat of losing the environmental, social 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		4		
	AVERAGE FOR ACQUISITION AND MANAGEMENT VALUES			3.20	
	RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE	0.667			2.13
	TOTAL SCORE				5.13

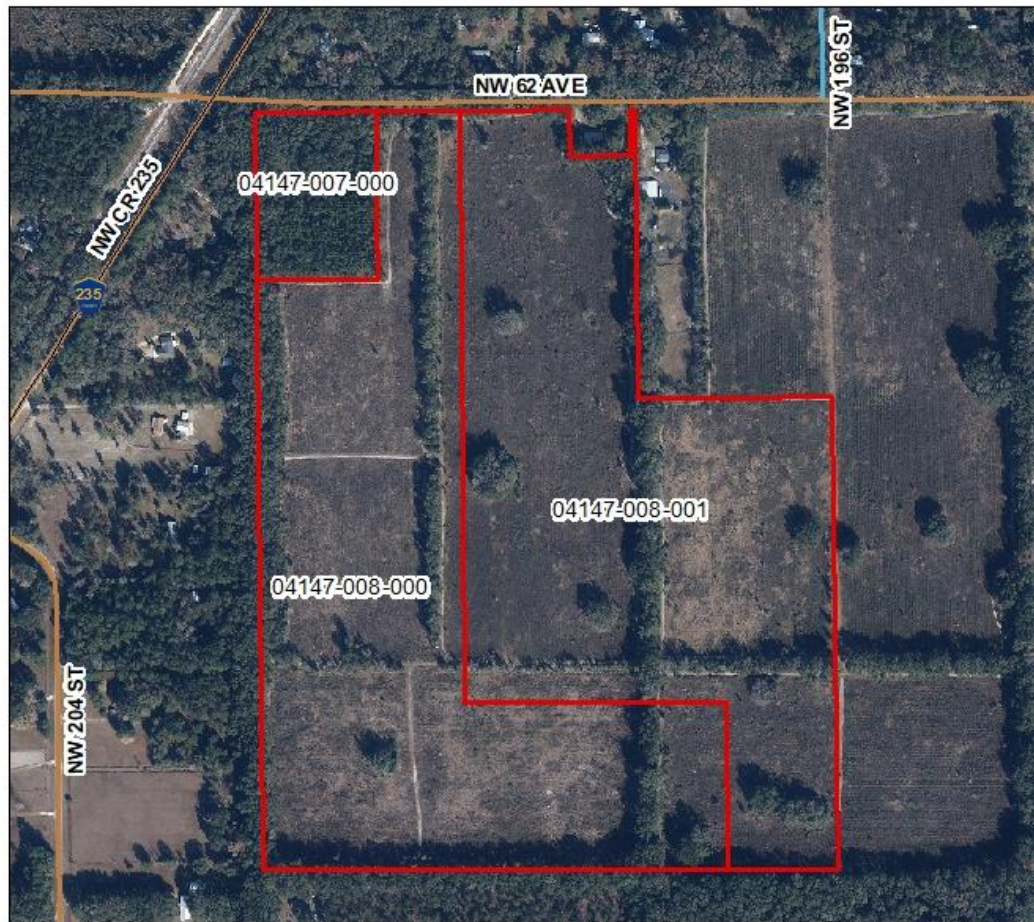


I:\Land Conservation\Land Conservation Matrix\Westside (Non Project Area)\Roten & Roten Trustees, Denman Prepared by Cory Gillis, April 25,

2024



Non Project Area (Westside) Roten & Roten Trustees / Denman Parcel Map



Legend

- Roten & Roten Trustees / Denman Parcels
 108.88 acres (ACPA)



0 0.125 0.25 Miles

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.

ACF Desk Top Evaluation
Project Name: Lake Forest Creek
Parcel Name: Quaker 22 LLC 16127-003-001

Size:	5.69 acres		Nominated By	Mike Church – Property Owner
Parcel #'s	16127-003-001	5.69 ac	Acquisition Type	Fee Simple
			REPA Score	N/A (property is adjacent to Lake Forest Creek project area which scored 7.42 out of 9.44)
			KBN Project/Score	N/A
# Buildings	0		Elevation Range	133' to 140'
Just Value	\$371,785.00		Bald Eagle	0
Total Value (Just, Misc, Bld)	\$371,785.00		FWC Species Model	15 species
Asking Price	Unknown		FNAI Element Occurrence	Short tailed snake, Florida pine snake
FLU	Mixed Use Residential Medium Density		FEMA 100 & 500 year flood plain	.5 acres in NE corner – 100 yr. flood plain
Zoning	Mixed Use Residential Medium Density		Archaeological Sites	15 w/in a mile

Special Designations: (Special Area Studies, OFW, Potential Sovereign Submerged Lands, State Parks Inholdings & Acquisitions, Florida Forever Project) - None

Land Cover: Potential Community types: Upland hardwood forest, successional hardwood forest (based on aerial imagery and observations on adjacent property). In speaking with staff that conducted the property evaluation on the Friedman Paul Trustee Parcel to the north, there were a few longleaf pines that were observed along the boundary.

Conservation Land Context: Quaker 22 LLC does not connect to existing conservation lands at present, but it is in a theoretical corridor that could connect Morningside Nature Center to Paynes Prairie Preserve State Park. There are several surrounding parcels on the active acquisition list but have not yet been acquired. The parcel to the east is owned by the Alachua County BoCC. Paynes Prairie is approximately 0.6 miles to the south and Morningside Nature Center is approximately 1.0 miles to the north.

Other: There is 184 feet of road frontage on SR 20. This property is also located within the “*Eastside Activity Center*” and has an “*Eastside Master Plan*” that is “intended to create a mixed-use activity center with neighborhood-oriented retail, institutional, residential, and office uses.” Although the ACPA does not reference any buildings on the property, the aerial make show a “structure” in the west central portion of the property.

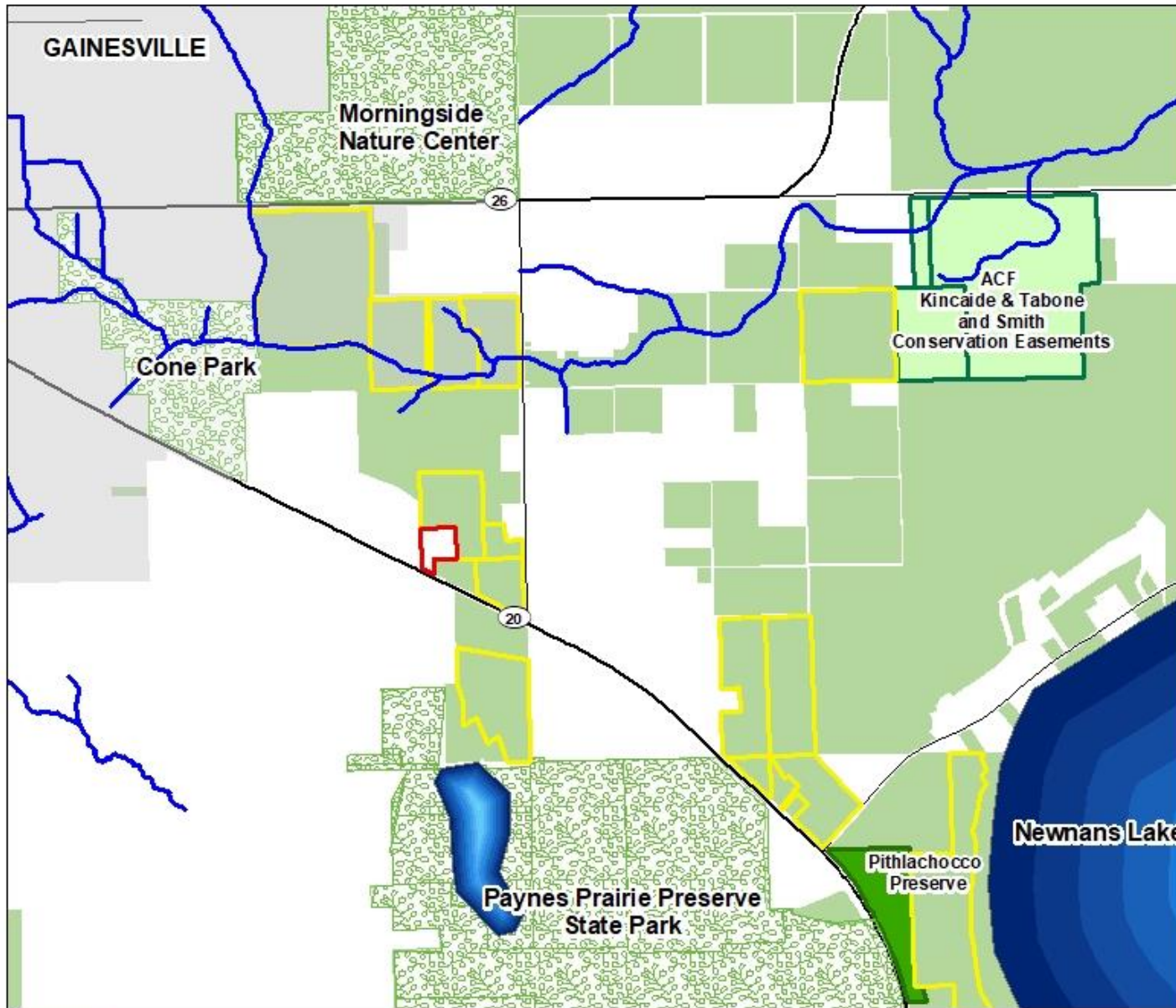
Maps: Location, Parcel, Surrounding Parcels (Corridor Map)

Quaker 22 LLC Location Map



Legend

- Quaker 22 LLC (5.69 ac)
- ACF Preserve
- Conservation Easement
- Conservation Lands
- ACF Project Areas
- Municipal Boundaries
- Lakes
- Alachua County Creeks
- ACF Nominations**
- ACTIVE ACQUISITION



0 0.25 0.5 1 Miles

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Lake Forest Creek* - Quaker 22 LLC Parcel Map



Legend

 Quaker 22 LLC Parcel (5.69 ac)



* Property is adjacent to but not within the Lake Forest Creek ACF project area



0 125 250 500 Feet

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Morningside to Paynes Prairie Corridor Map



Legend

- Quaker 22 LLC
- Alachua County Creeks
- Lakes
- ACF Nominations**
 - ▨ NOMINATION
 - ▨ ELIGIBILITY POOL
 - ▨ ACTIVE ACQUISITION



0 0.1 0.2 0.4 0.6 0.8 Miles

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