



ALACHUA COUNTY FOREVER

Land Conservation and Management Program 10-Year Plan (2023-2032)

Andi Christman
Land Conservation and Management Program

THE MISSION

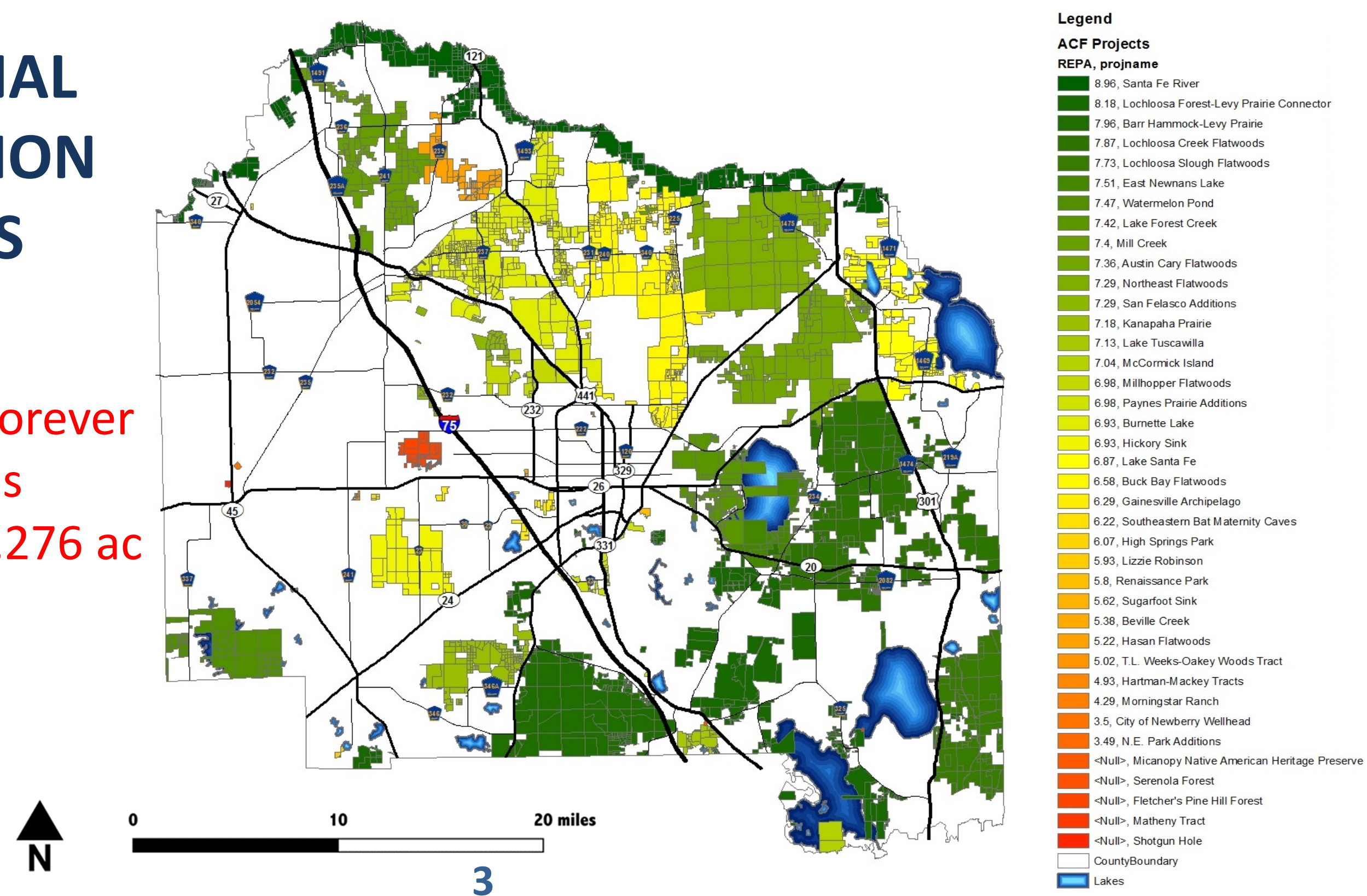
The mission of ACF is to acquire, improve, and manage environmentally significant lands that protect water resources, wildlife habitats and natural areas suitable for resource-based recreation.

Alachua County,
Florida



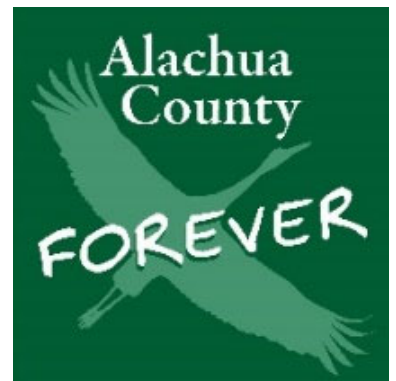
THE ORIGINAL CONSERVATION PRIORITIES

Alachua County Forever
Project Areas
unacquired = 156,276 ac



LAND CONSERVATION AND MANAGEMENT PLAN

- Update on the 3-5 Year Plan (presented in 2021 & 2022):
- **PLANNING FOR A 10-YEAR WSPP SURTAX CYCLE AND BEYOND**
 - ✓ Acquisition Targets
 - ✓ Infrastructure Needs
 - ✓ Future Positions and Equipment
 - ❖ Midyear FY23 or FY 24 onward-at budget cycles
 - ✓ Potential growth associated with ongoing and future acquisitions and Agricultural Protection Program.



WILD SPACES PUBLIC PLACES 2016 - ACQUISITIONS

Property	Closing Date	Acreage	Land Cost	Partner Ac.	Partner Cost	Partner
Millhopper Flatwoods - Weiss	09/25/18	462.72	\$2,835,052.41	245.00	\$1,500,000.00	CoG
Paynes Prairie - Serenola	12/03/18	103.21	\$2,997,965.76	7.72	\$225,000.00	ACT
Lochloosa Slough - Fox Pen	01/15/19	383.35	\$876,491.51	194.49	\$444,685.48	ACT
Lake Tuscawilla - Franklin Crates	06/25/19	162.29	\$313,796.83			
Watermelon Pond- J. Kinnard	07/09/19	49.30	\$221,850.00			
Watermelon Pond-R&D Kinnard	07/09/19	15.00	\$67,500.00			
Wolfsheimer-Levy Pasture	07/11/19	106.89	\$290,873.34			
Buck Bay Flatwoods-Raydient	11/15/19	173.17	\$727,309.80			
Lochloosa Slough Flatwoods-Slough	12/12/19	1,861.15	\$4,821,882.00			
Lochloosa Connector - Smith & Smith	12/20/19	14.98	\$0.00		DONATION	
Lochloosa Connector - Stephens	05/22/20	14.19	\$0.00		DONATION	
Lake Santa Fe - Johnson	06/05/20	286.74	\$2,265,246.00			
Lochloosa Creek-White Pond	09/18/20	29.99	\$104,975.50			
Lake Santa Fe - Padgett	11/06/20	299.93	\$583,705.93			
Austin Cary - Weyerhaeuser Parcel E	01/15/21	1,250.66	\$3,371,104.00			
				447.21	\$2,169,685.48	TOTAL

WILD SPACES PUBLIC PLACES 2016 - ACQUISITIONS

Property	Closing Date	Acreage	Land Cost	Partner Ac.	Partner Cost	Partner
Santa Fe River – Lundgren	6/2/21	236.24	\$0.00		DONATION	
Watermelon Pond – Warny	3/3/21	79.42	\$0.00		DONATION	
Lake Santa Fe – Jefferson	12/8/21	292.48	\$1,311,117.64			
Santa Fe River – Hitchcock Conservation Easement	12/30/21	2,265.46	\$5,627,944			
Lochloosa Slough – Fox Pen Connector	1/14/22	3,996.67	\$10,588,781.50			
Lake Santa Fe – Butler	2/04/22	1.01	\$2,525.00			
Santa Fe River Brown CE	4/28/2022	400.14	\$480,166.00			
Lochloosa Connector - Brown	8/26/22	605.27	\$1,539,806.88			
Barr Hammock – Carr Family	11/28/22	33.411	\$227,113.95			
Barr Hammock – A. Carr	11/28/22	36.247	\$461,896.61			
Barr Hammock – Mc Nab	11/28/22	6.112	\$60,019.84			
Lake Santa Fe - Brooks	12/9/22	2.58	\$11,000.00			
27 ACQUISITIONS	TOTAL	13,168.61	\$39,788,124.50	447.21	\$2,169,685.48	



WILD SPACES PUBLIC PLACES 2016-2022: ACQUISITION SUMMARY



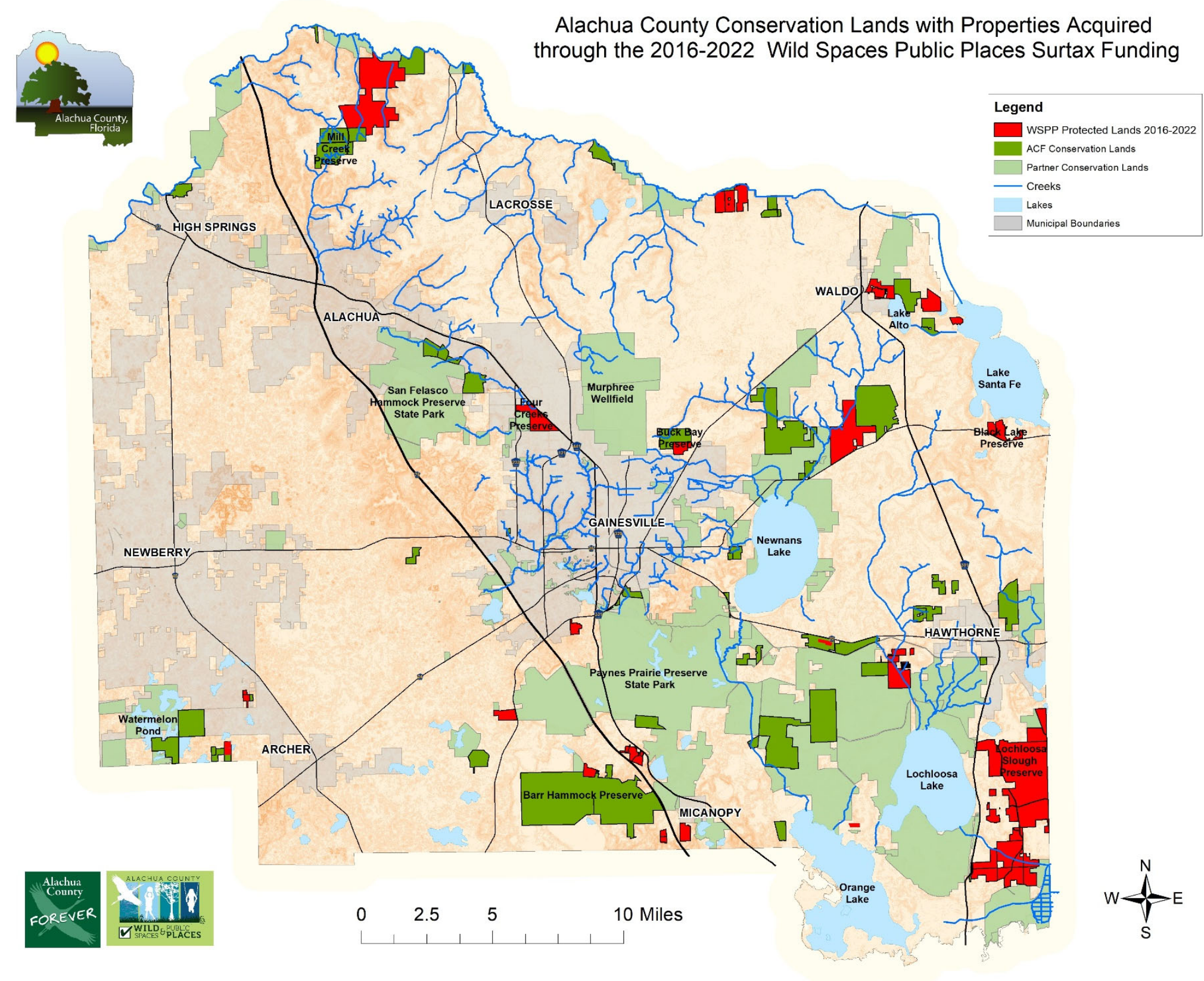
	# of Properties	Acreage	Land Cost
WSPP Acquisitions, 2016 to 2022	27	13,168.61	\$39,788,124
Acquired Lands Due Diligence			\$1,745,695
In Progress Lands Due Diligence			\$301,603
TOTAL SPENT 2016-2022			\$41,835,423

Average Acquisition Cost = \$3,177 per acre*

** Includes Fee Simple, Conservation Easements, and Donations.*

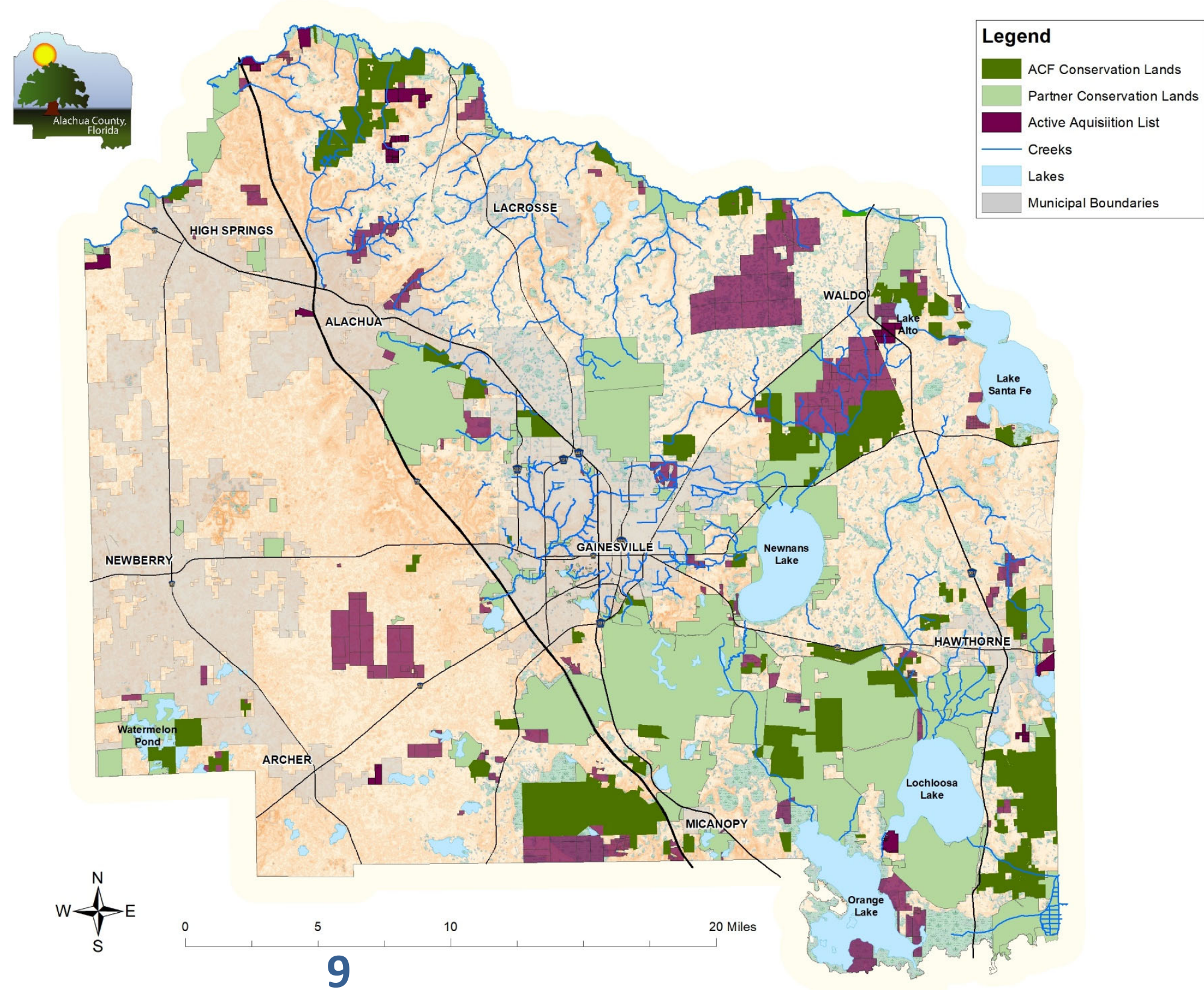
ACQUISITION SUCCESSES

Total ACF acres
acquired to date
= 32,687



ACTIVE ACQUISITION LIST

Currently =
40,380 acres





CURRENT ACQUISITION PROPERTIES



	# of Properties	Acreage	Potential Land Cost
Closing Phase <i>(Under Contract)</i>	3	490	\$1,598,064
Negotiation Phase <i>(Appraisals completed)</i>	4	5,103	\$16,225,053*
Pre-negotiation Phase <i>(pre-appraisal)</i>	19	7,654	\$24,335,957*
* assuming current prices		13,247	\$42,159,074

WSPP SURTAX PROGRAMS

2023-2032 BIG PICTURE

- Projected total 10-Year WSPP surtax funds = **\$194M***
 - \$6M off the top to Municipalities for WSPP projects
 - Percentage Allocation Needed for County WSPP Programs

Conservation Lands 10-Year Plan

- Conservation Land Acquisition
 - ACF Conservation Lands
 - Agriculture Protection Program
- Infrastructure Development
- Preserve Operation & Maintenance

Parks and Open Space Master Plan

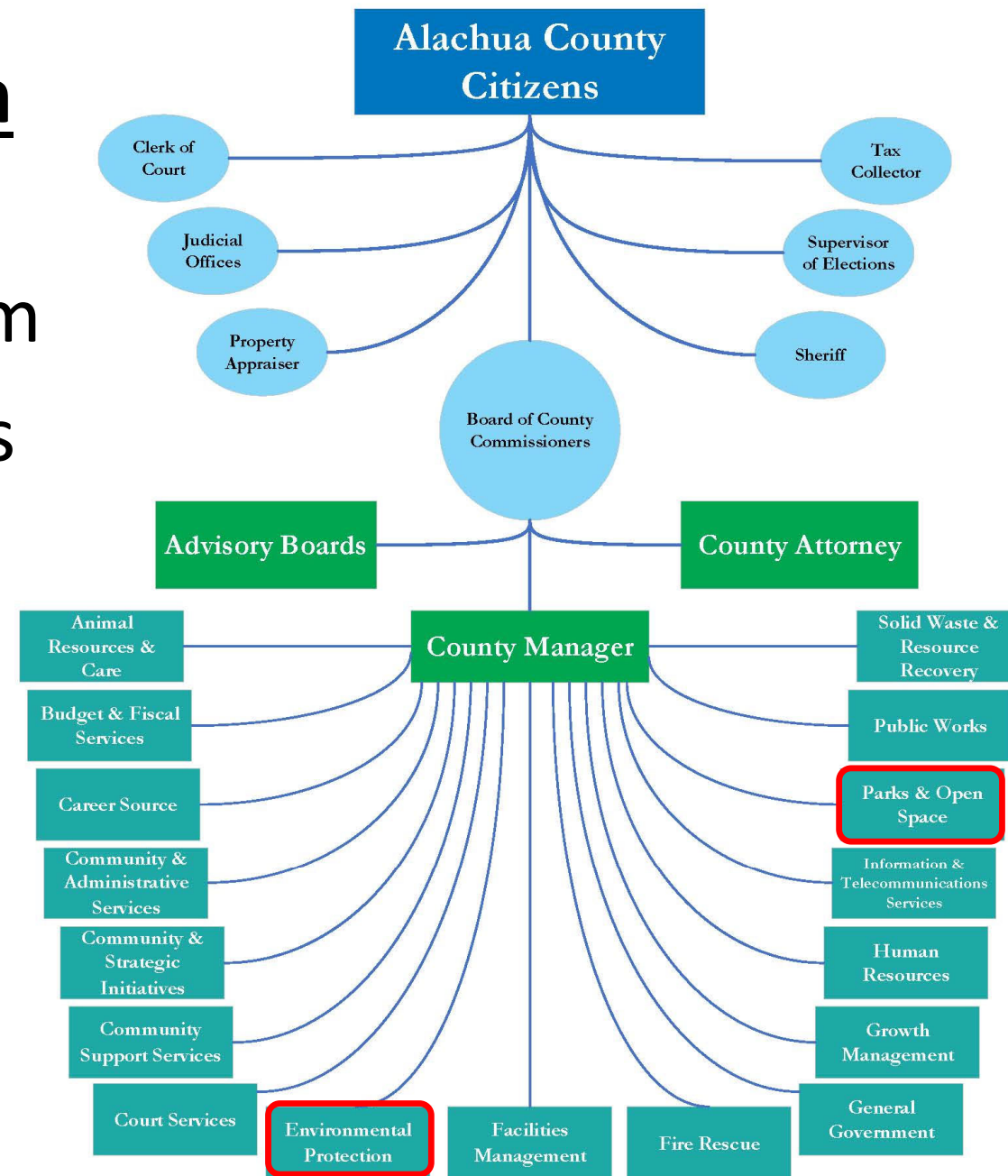
- Active Park Improvements
- New Active Park Acquisition
- Active Park Operation & Maintenance

** Estimate provided by OMB, projections using FL Dept of Revenue estimates with 4% growth annually*

COLLABORATIVE MISSIONS UNITED IN CITIZEN SERVICE

Environmental Protection

- Alachua County Forever Land Acquisition Program
- County Nature Preserves



12

Parks and Open Space

- County Active Parks



ESSENTIAL LEVELS OF PROTECTION

- **The 30 x 30 Target**

- Protecting 30% of land and water by 2030
- “the minimum commitment needed to protect essential ecosystem services and buffer against the worst impacts of climate change”

- Data now indicates that 30% will not be enough. And perhaps

50% of land and water by 2050

is the real goal.

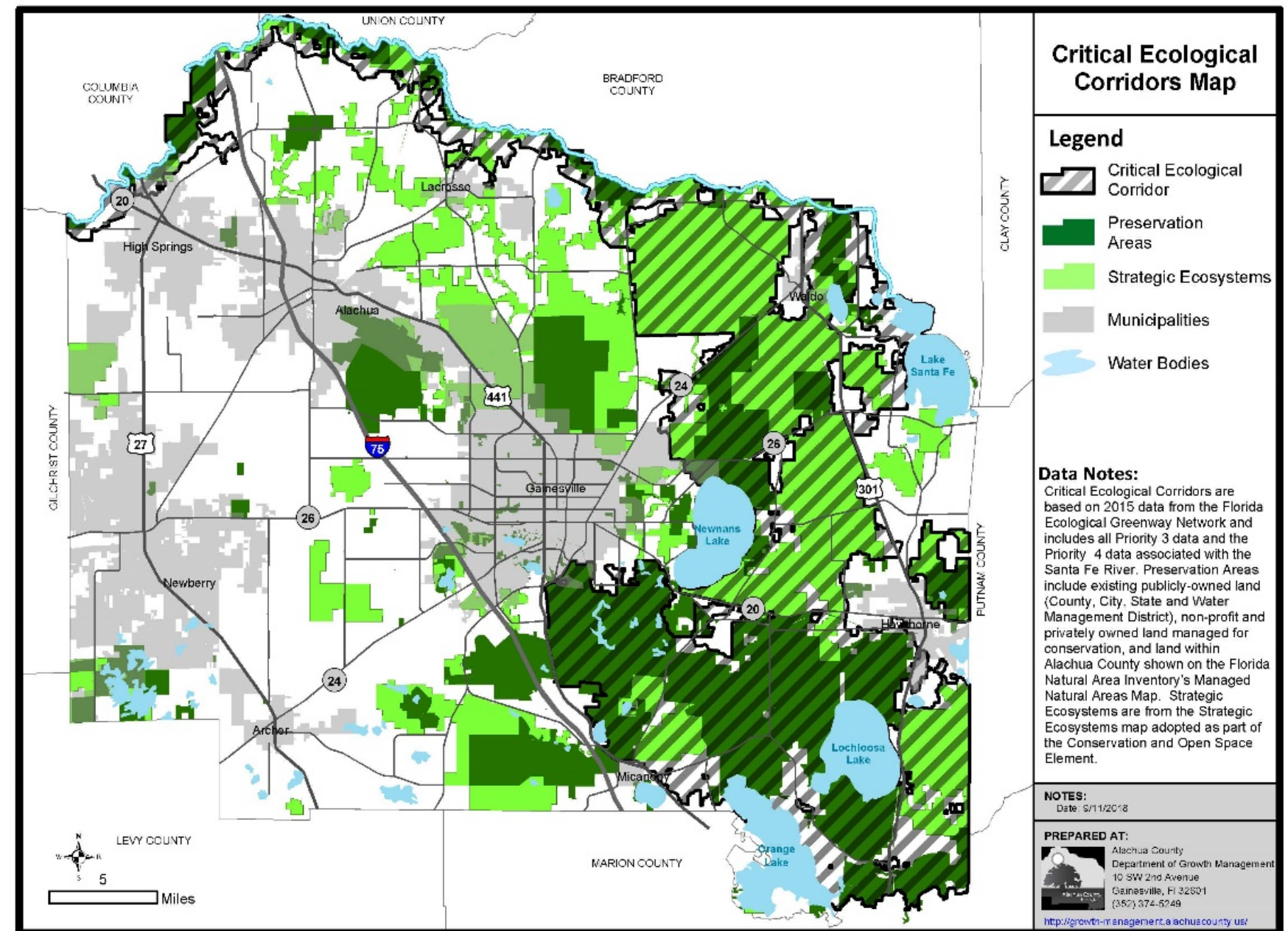
- **All efforts must include:**

- Corridors
- Wetlands and Water Resources
- Imperiled Species and Sites
- Diverse Habitats
- Agricultural Protection

ALACHUA COUNTY COMPREHENSIVE PLAN (2019-2040)

Conservation and Open Space Element

***Goal** - To conserve, manage and restore or enhance the natural and human-related resources of Alachua county to ensure long-term environmental quality for the future.*



CORRIDOR-BASED STRATEGY

Santa Fe River Corridor

- Santa Fe River
- Hornsby Springshed

Florida Wildlife Corridor

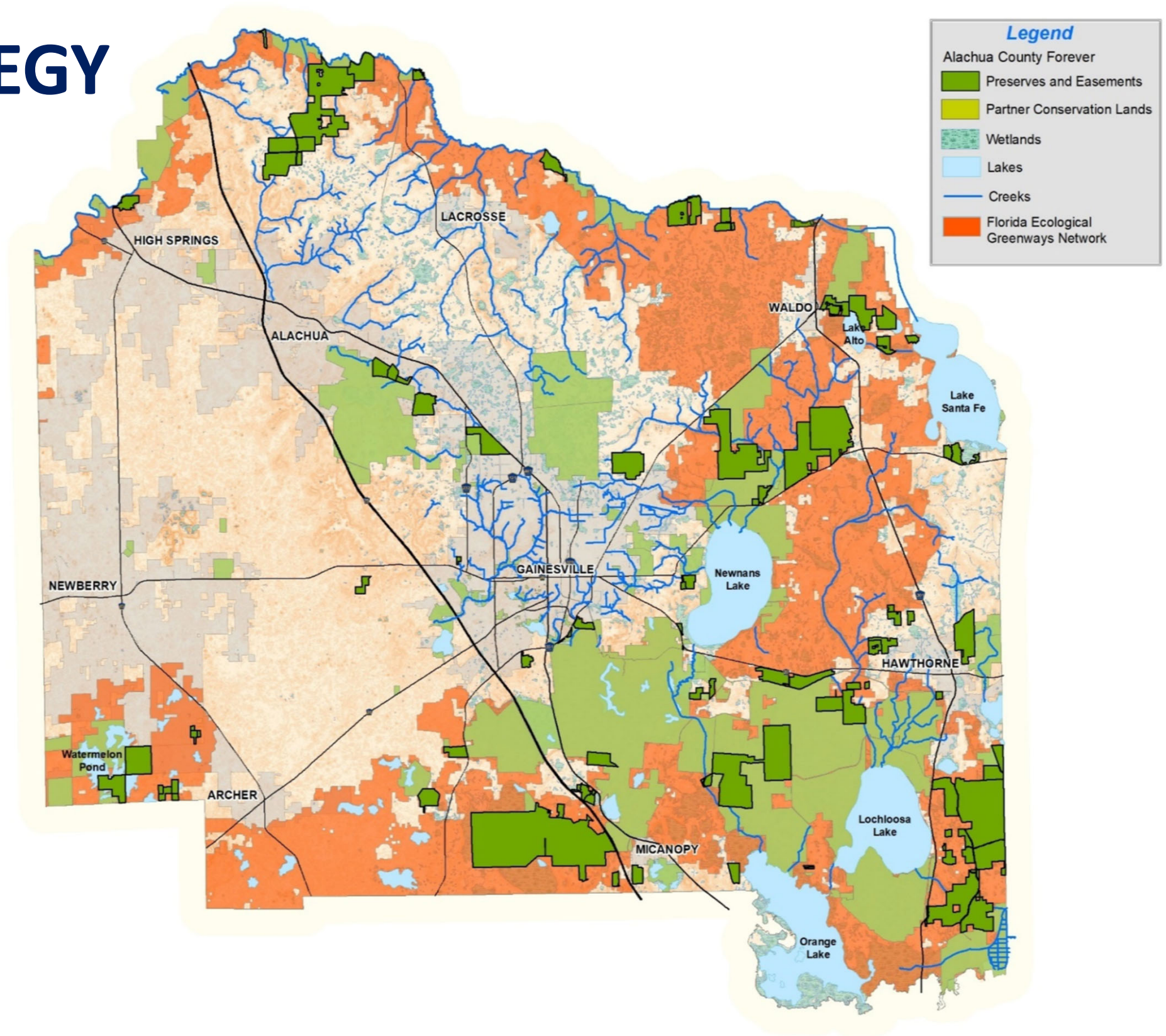
- Lakes Santa Fe and Alto
- Austin Cary Flatwoods
- Lochloosa Creek & Slough

Southern Corridor

- Barr Hammock
- Watermelon Pond

Agriculture Protection Program

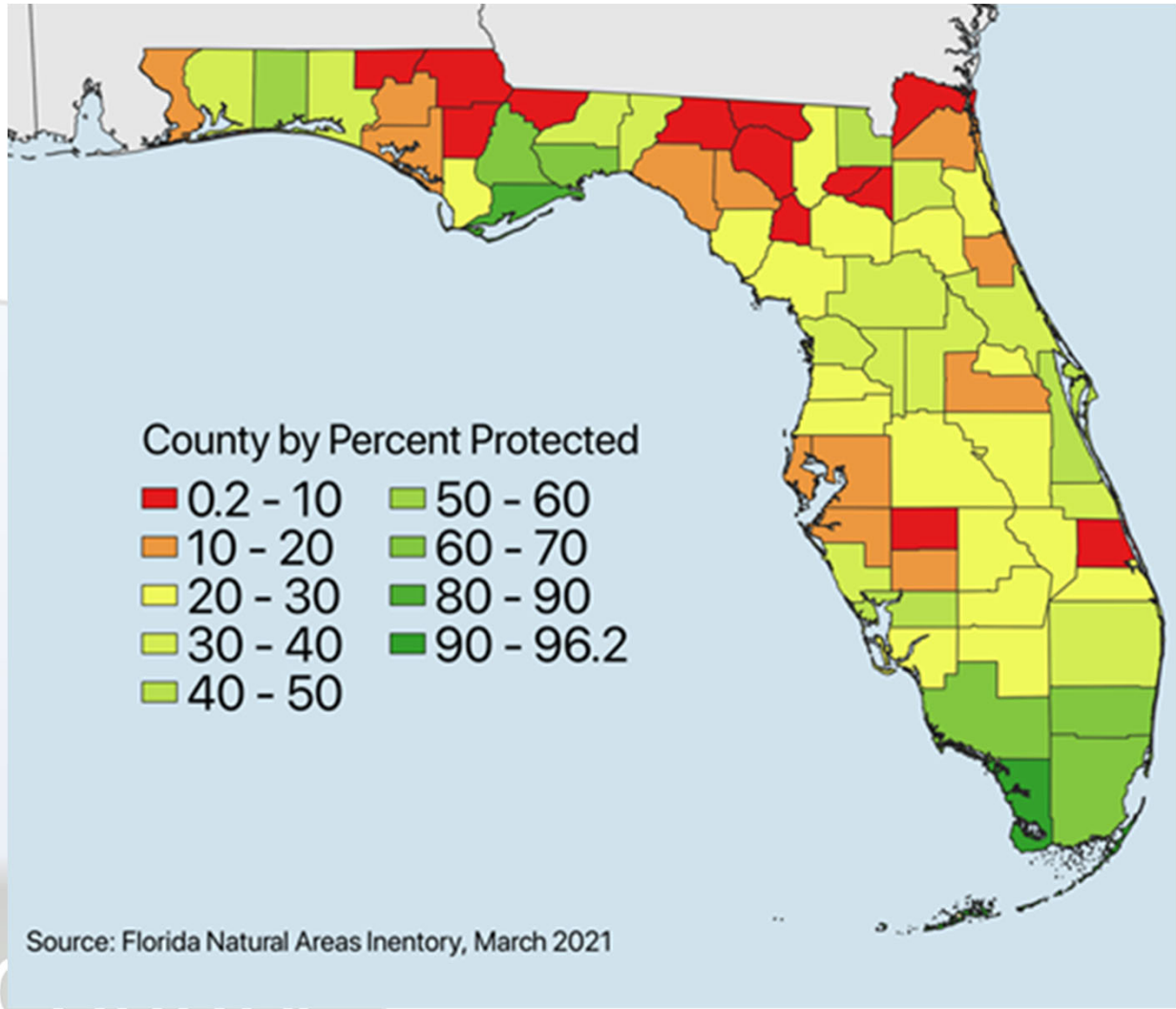
- Strengthening all Corridors
- Water Quality & Recharge
- Local Food Production



FUTURE ACQUISITION OPPORTUNITIES

HOW MUCH IS LEFT TO DO?

Acres needing protection to conserve 30% of County (minimum target)	43,400 additional acres (\$138M at current prices)
Acres needing protection to track toward 50% by 2050 (10-year portion)	61,851 acres (\$197M at current prices)
Critical Ecological Corridor (2019-2040 Comp Plan)	107,606 acres unacquired (\$341M at current prices)
Florida Ecological Greenways Network (3 County Priority Corridors)	148,081 acres unacquired (\$470M at current prices)

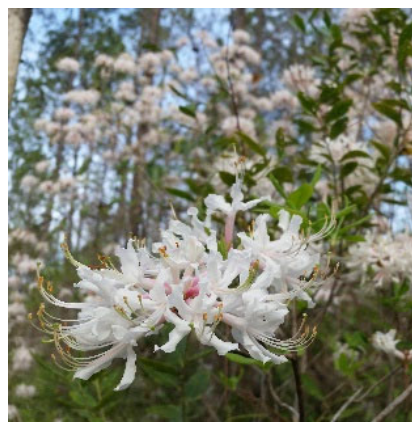
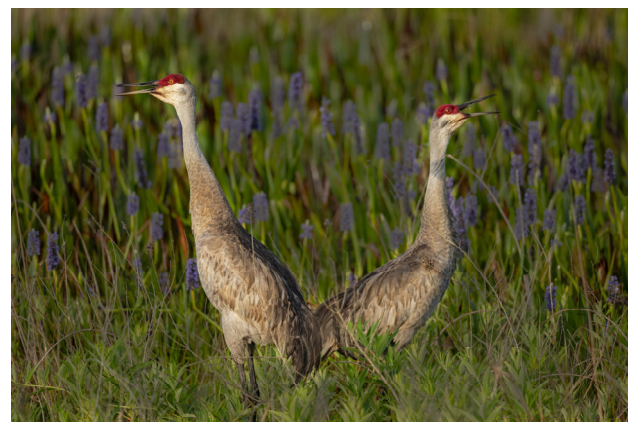


23% Conserved Currently

PRESERVE OPERATIONS/STEWARDSHIP



- **21 Distinct Preserves Managed by Staff = 23,025 acres**
- **15 Conservation Easements Managed/Monitored = 4,717 acres**
- **22 ACF Properties with Public Access (County and Partners)**
- **13 Public Trailheads & 58 miles of Public Trails (County Managed)**
- **1,200 Acres Prescribe Burned Annually**
- **4,000 Acres Invasive Plant Management Annually**
- **Base Operational Costs = \$31.50/acre (general fund)**
- **Average Annual Land Management costs = \$66/acre (includes staff)**



CRITICAL OPERATIONAL PRIORITY

Office and Field Support Facility:

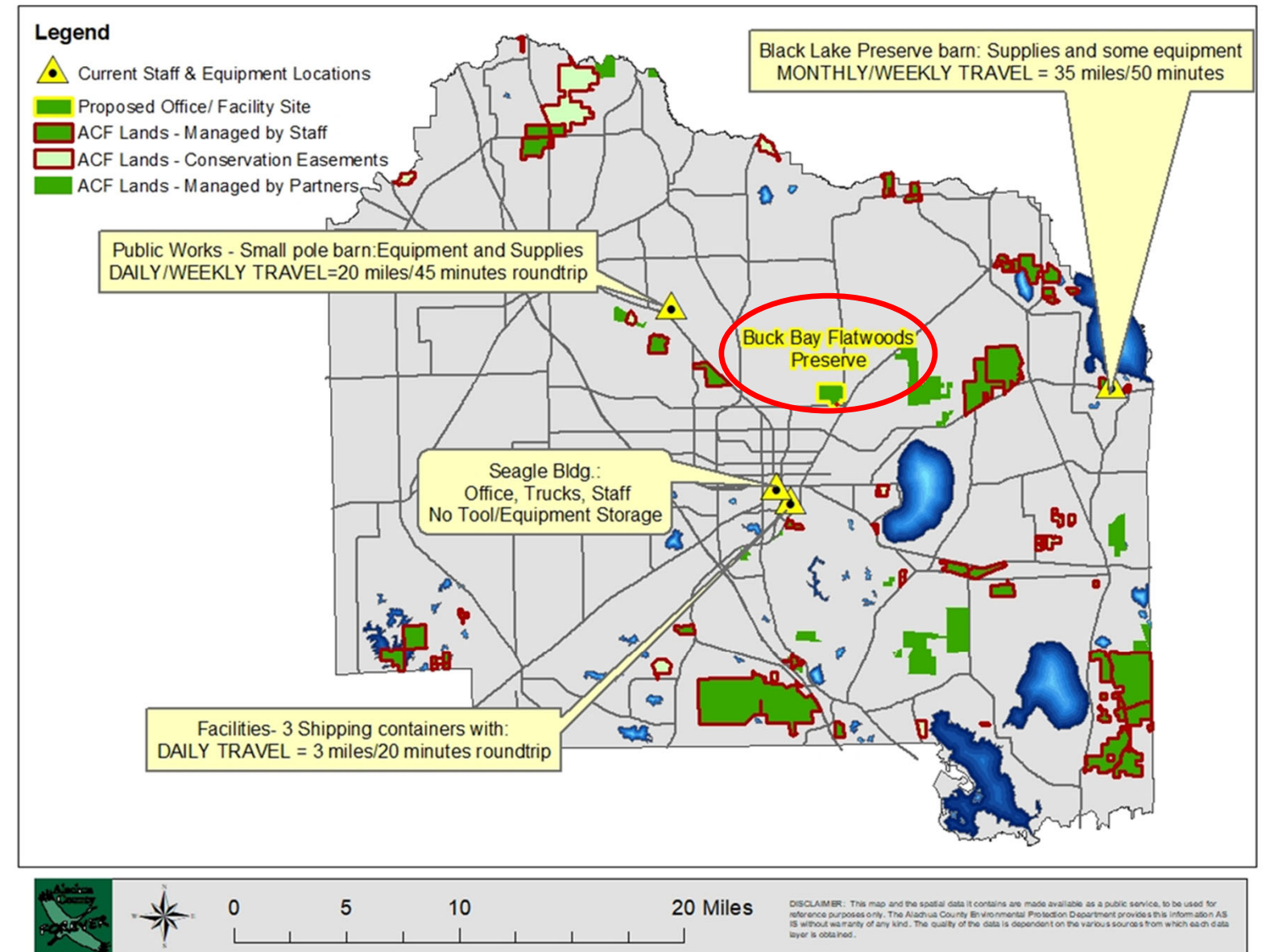
Uniting Staff and Equipment in one location.

STEPS COMPLETED:

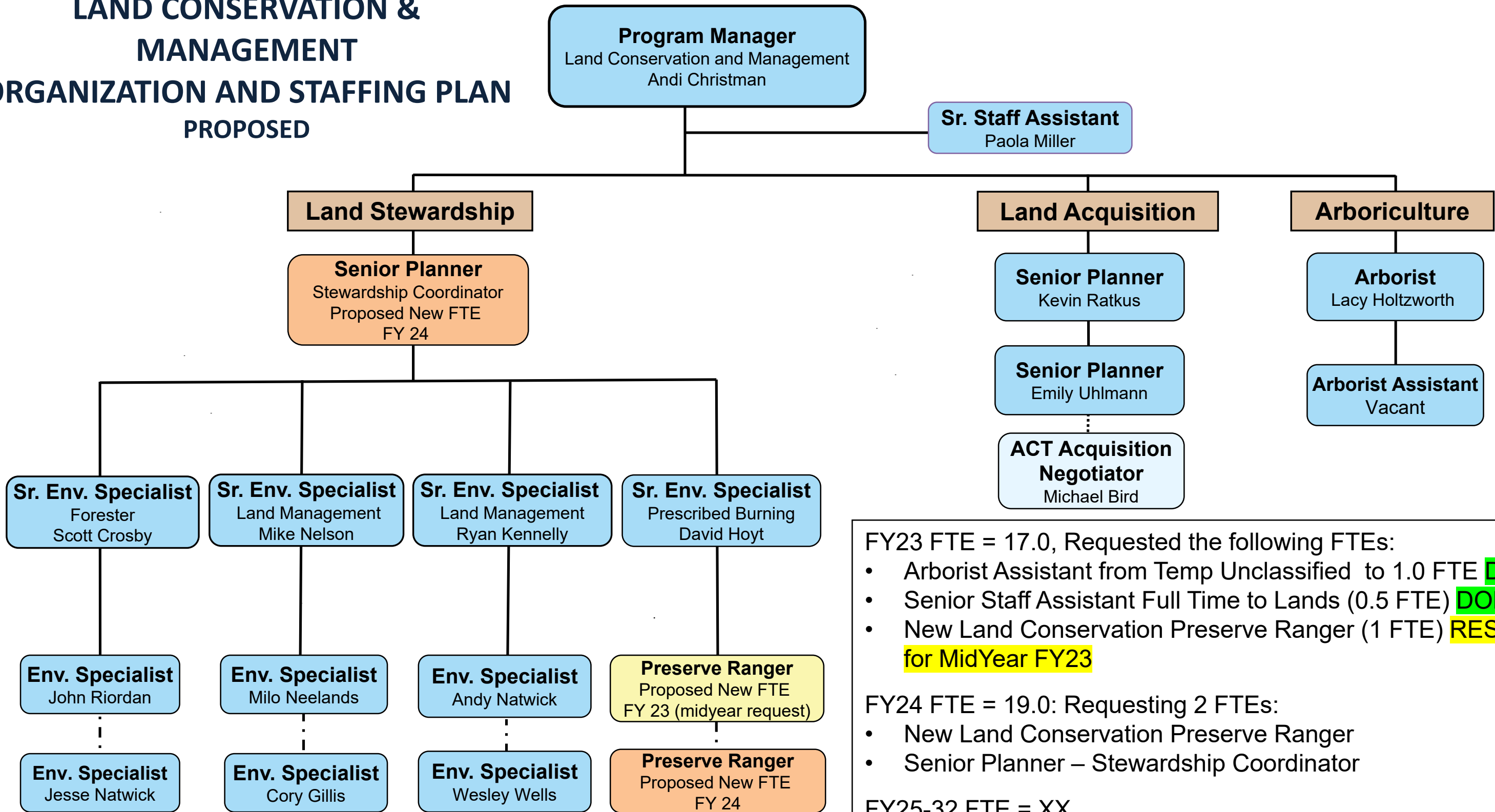
- Site Identified at Buck Bay Preserve
- Working with Facilities Management on Design and Implementation

REMAINING SUPPORT NEEDS:

- Motion supporting use of surtax funds for facility design and construction.



LAND CONSERVATION & MANAGEMENT
ORGANIZATION AND STAFFING PLAN
PROPOSED



FY23 FTE = 17.0, Requested the following FTEs:

- Arborist Assistant from Temp Unclassified to 1.0 FTE **DONE**
- Senior Staff Assistant Full Time to Lands (0.5 FTE) **DONE**
- New Land Conservation Preserve Ranger (1 FTE) **RESUBMIT for MidYear FY23**

FY24 FTE = 19.0: Requesting 2 FTEs:

- New Land Conservation Preserve Ranger
- Senior Planner – Stewardship Coordinator

FY25-32 FTE = XX

- Developing Staffing Needs based on Acquisitions
- Proposed term-limited WSPP surtax-funded positions

CONSERVATION LANDS FUNDING PRIORITIES (WSPP)

Land Acquisition Costs (Range* = \$138M to \$531M) **assuming current prices*

10-Year WSPP Timeline minimums

- **\$138M*** = Minimum for the essential protection of 30% of County.
- **\$196M*** = The 10-Year WSPP surtax portion of a 50% by 2050 timeline, including broader Agriculture Protection Program

The FOREVER in Alachua County Forever

- **\$340M*** = Critical Ecological Corridor protection (2019-2040 Comprehensive plan)
- **\$470M*** = Protection of 3 Key FEGN Corridors
- **\$531M*** = Protection of 50% of the County by 2050 (27-year timeline)



CONSERVATION LANDS FUNDING PRIORITIES (WSPP)

- **Operational/Preserve Stewardship Costs** (up to 5% of funding/**\$8.4M**)
 - Initial Preserve Stewardship Improvements
 - Surtax term-based staff positions
- **Preserve Infrastructure Costs**
 - Office and Field Support Facility (est. **\$2.3M** design and construction)
 - Public Recreational Infrastructure Design and Construction (**\$3M**)
- **Agriculture Protection Program** (additional **\$\$**)
 - Study: Year 1-2
 - Staff/Contracts for Implementation, Advisory Board, Process
 - Acquisition of Easements: Year 3-10



POTENTIAL WSPP SURTAX PERCENTAGE SPLITS*

	TOTAL	Per Year
90%/10% Split		
Conservation Lands	\$ 169,484,068	\$ 16,948,407
Parks	\$ 18,831,563	\$ 1,883,156
85%/15% Split		
Conservation Lands	\$ 160,068,286	\$ 16,006,829
Parks	\$ 28,247,345	\$ 2,824,734
80%/20% Split		
Conservation Lands	\$ 150,652,505	\$ 15,065,250
Parks	\$ 37,663,126	\$ 3,766,313
75%/25% Split		
Conservation Lands	\$ 141,236,723	\$ 14,123,672
Parks	\$ 47,078,908	\$ 4,707,891

* Estimates provided by OMB, projections using FL Dept of Revenue estimates with 4% growth annually

RECOMMENDED ACTIONS

- Approve implementation of the 10-year Land Conservation and Management Plan and strategies as presented.
- Authorize funding, planning, and construction of the combined field support and office facility for the Land Conservation Program using WSPP surtax funds.
- Provide direction and guidance to staff on the percentage split of WSPP infrastructure surtax proceeds to be dedicated to conservation lands and active parks for the 10-year surtax beginning January 1, 2023 and ending December 31, 2032.
- Provide guidance to staff on whether or not surtax proceeds can be used for operations and maintenance costs, including staff.