



## Agenda Item Summary

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**File #: 25-00139**

**Agenda Date: 3/11/2025**

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**Agenda Item Name:**

**Resolution 25-XX – Accepting the Donation of Real Property from Kathryn R. Williams**

**Presenter:**

Andi Christman, Environmental Program Manager – Environmental Protection Department, 352-262-5157

**Description:**

Staff request approval of the Resolution accepting the donation of ± 5 acres of real property from Kathryn Williams Trustee for addition to the Mill Creek Project Area under the Alachua County Forever program.

**Recommended Action:**

1. Approve the attached Resolution 25-XX, accepting the donation of real property from Kathryn R. Williams Trustee for use as an Alachua County Forever (ACF) Preserve in honor of her parents, J. Warren Rauscher and Eleanor G. Rauscher, subject to the subject to subject to the completion of due diligence with the review and approval by the County Manager;
2. Delegate to the County Manager the authority to decide whether to accept or reject title exception #7 based on the County Manager’s evaluation as to whether said title exception will substantially impair the County’s proposed use of the property; and
3. Delegate to the County Manager the authority to decide whether to accept the donation subject to title exception #7 based on the County Manager’s evaluation as to whether said title exception will substantially impair the County’s proposed use of the property; and
4. Authorize staff to execute additional documents as necessary to close the transaction; and
5. Approve the attached budget amendment authorizing the expenditure of funds for due diligence and associated closing costs.

**Prior Board Motions:**

On August 13, 2024, the Alachua County Commission placed the Williams property on the Active Acquisition List (“Williams-Rauscher”).

On June 28, 2022, the BoCC adopted Resolution 22-66 amending the process for selecting and acquiring Environmentally Significant Lands purchased using Wild Spaces and Public Places local

government infrastructure surtax proceeds. This authorizes the acquisition of lands through fee simple and less-than-fee means and provides the process for such.

**Fiscal Note:**

The attached Journal Entry requests \$14,190 to complete this acquisition (Exhibit 7).

**WSPP – Land Acquisition (Capital Expense):**

021.41.4160.537.61.00 – 6184160 Mill Creek – Williams

- Alachua County Property Appraiser (ACPA) Just (Market) Value: \$100,000 WILLIAMS KATHRYN R TRUSTEE (02915-010-009)
- Annual tax revenue of the parcel: \$1,138.68 (2024 total)
- Estimated annual operating cost: \$606.50
- Estimated Alachua County Initial 10-year Improvements: \$200.00

*Please see Exhibit 6 (Acquisition and Stewardship Costs), Exhibit 7 (Fiscal Note Details), and Exhibit 8 (Budget Amendment) for additional details.*

**Strategic Guide:**

Environment

**Background:**

On May 02, 2024, Kathryn Williams nominated the subject property to the Alachua County Forever Program (ACF) for consideration as a fee simple donation. On June 27, 2024, the Land Conservation Board (LCB) placed the 5.00-acre Mill Creek – Williams property in the Priority Pool (“Williams-Rauscher”). The Williams project includes one parcel (Alachua County Property Appraiser Tax Parcel Numbers (ACPA TPN) 02915-010-009) under one ownership. The property is in northwestern Alachua County, north of the city of Alachua, along County Road 241.

Based on aerial imagery and limited site visits, the natural communities within the parcel include a blackwater stream (Mill Creek), a shrubby, semi-forested wetland, upland hardwood forest, and may include bottomland forest. The western side of the property has been cleared for agricultural use historically based on aerial imagery dating back to 1938 and likely consists of successional hardwood forest. The eastern side of the property contains a nice diversity of native hardwoods including swamp chestnut oak, pignut hickory, southern magnolia, and maple. The landowner wishes to donate the property to the Alachua County Forever program in honor of her parents. With respect to this, she requested that we include the name “Rauscher” in future reference to the donation. The attached documentation may refer to the property as “Williams” or “Williams-Rauscher.”

The Williams property was evaluated as a desktop evaluation with a limited site visit and did not receive an individual property score; however, the property is already within the Mill Creek ACF project area boundary which has a Rapid Ecological Project Assessment (REPA) score of 7.4. The property was placed on the Active Acquisition List by the Alachua County BoCC at the August 13, 2024 daytime public meeting.

Additional information can be found in the attached desktop evaluation. (Exhibits 1 and 2)

One non-standard Title Exceptions are noted in the title commitment for the Williams property which the County may permit:

– #7 Subject to Easement contained in deed recorded in O.R. Book 1584, Page 1945, Public Records of Alachua County, Florida. This title exception pertains to an access easement across a portion of the Williams parcel for use by nearby property owners.

Some of the title exceptions are expected to be deleted prior to closing based on additional title examination or the survey. (Exhibit 5)

Legal and functional access on the Williams parcel is provided through its eastern road frontage along NW County Road 241.

A boundary survey and phase I environmental assessment are the next steps of due diligence that will be initiated after the Resolution accepting the donation subject to due diligence is approved. Closing transactions would occur once there has been a determination by the County Manager that there are no title, survey, or environmental defects.

**Comp Plan Reference:**

Accepting the donation of the Mill Creek - Williams Tract fulfills multiple objectives endorsed within the Alachua County Comprehensive Plan. Specifically, Policy 6.0 Land Conservation Program within the Conservation and Open Space Element, states “Establish and maintain a land conservation program for the purchase, preservation, and management of natural areas and open space to complement the regulatory approaches identified in other section of this element.”