




Proposed Alachua County Forever (ACF) Acquisitions

Mill Creek – Williams Fee Simple Donation

Andi Christman

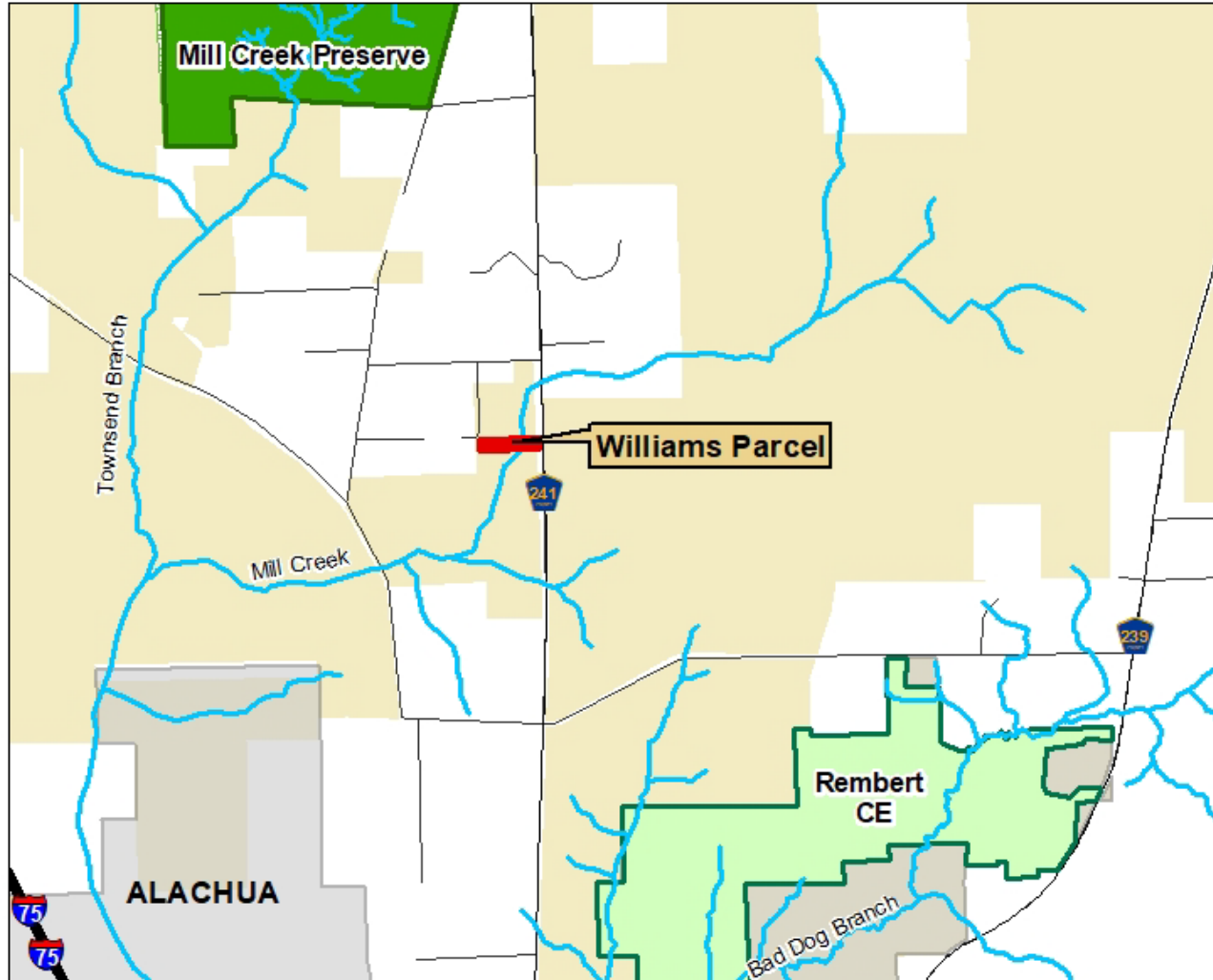
Program Manager, Land Conservation & Management

Summary of Proposed Williams Donation

- **Owner:** Williams Kathryn R Trustee
 - **Parcel numbers:** 02915-010-009
 - **Acreage:** 5 acres ±
 - **Zoning/Land Use:** Agriculture (A)/Rural-Agricultural
 - **Property Appraiser's Just Value:** \$100,000
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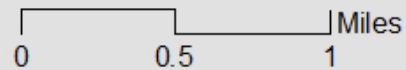
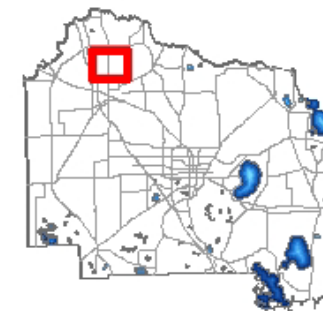


Mill Creek - Williams (Donation) Location Map



Legend

- Williams Parcel (5 ac)
- ACF Preserve
- Conservation Easement
- Partner Conservation Lands
- Municipal Boundaries
- ACF Projects
- Alachua County Creeks





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.

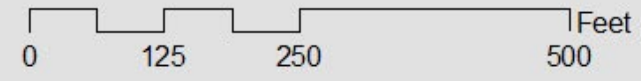


Mill Creek - Williams (Donation) Parcel Map



Legend

-  Williams Parcel (5 ac)
-  Alachua County Creeks



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Williams Natural Resources

- Natural Communities:
 - Blackwater stream (Mill Creek), Upland hardwood forest, Floodplain marsh/swamp, Bottomland forest
- Located within:
 - Mill Creek ACF Project Area (Score 7.40)
 - Mill Creek Strategic Ecosystem - 9th ranked project in the Alachua County Ecological Inventory (KBN Study)
 - Springs Priority Focus Area










Summary of Proposed Williams Acquisition

- **Acquisition Type:** Donation (Fee Simple)
 - **Land Management:** Alachua County - lead manager
 - Incorporation into Mill Creek Preserve
 - **Total Expenditure Request:** \$14,190 (includes due diligence cost and 10% contingency)
 - Due Diligence: Phase I ESA, recording and attorney's fees, title insurance and boundary survey (to be completed by County surveyor)
 - **Estimated Annual operation costs:** \$606.50
 - **Closing Date:** ~June 2025 (100 days after March 11th)
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Summary of Proposed Williams Acquisition

- No Permitted Title Exceptions
- Non-standard exceptions the County may permit: Schedule B-II Title Exception #7:
 - **#7** Subject to Easement contained in deed recorded in O.R. Book 1584, Page 1945, Public Records of Alachua County, Florida.

Some of the title exceptions may be deleted prior to closing based on additional title examination or the survey.

Recommended Actions

Williams - Fee Simple Donation

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 exceptions (#7) based on the County Manager's evaluation as to whether said title exceptions 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 exceptions (#6 and #7) based on the County Manager's evaluation as to whether said title exceptions 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.