




Proposed Alachua County Forever Acquisitions

Watermelon Pond – Warny Donation

Charlie Houser

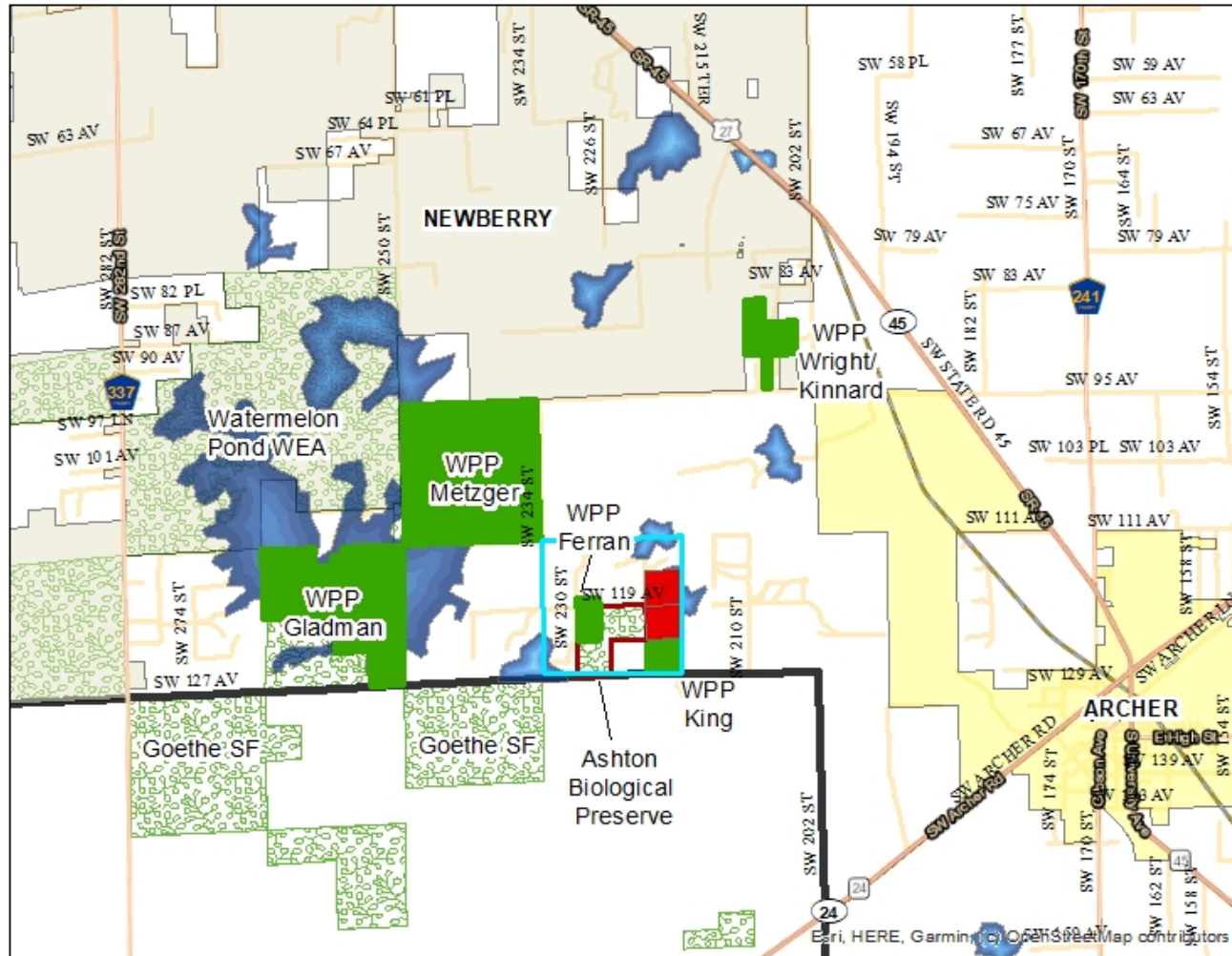
Director, Office of Land Conservation & Management

Summary of Proposed Warny Donation

- **Owners:** Pierre R. Warny, Jr. and Nancy H. Warny, husband & wife
 - **Parcel numbers:** 02711-003-000 and 02711-004-000
 - **Acreage:** 80 acres ±
 - **Zoning/Land Use:** Agriculture (A)/Rural-Agricultural
 - **Property Appraiser's Just Value:** \$300,000
 - **Matrix project score:** 7.42 out of 10.00
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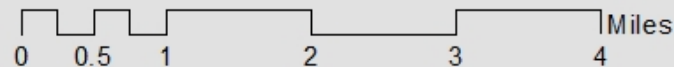


Watermelon Pond - Warny Location Map



Legend

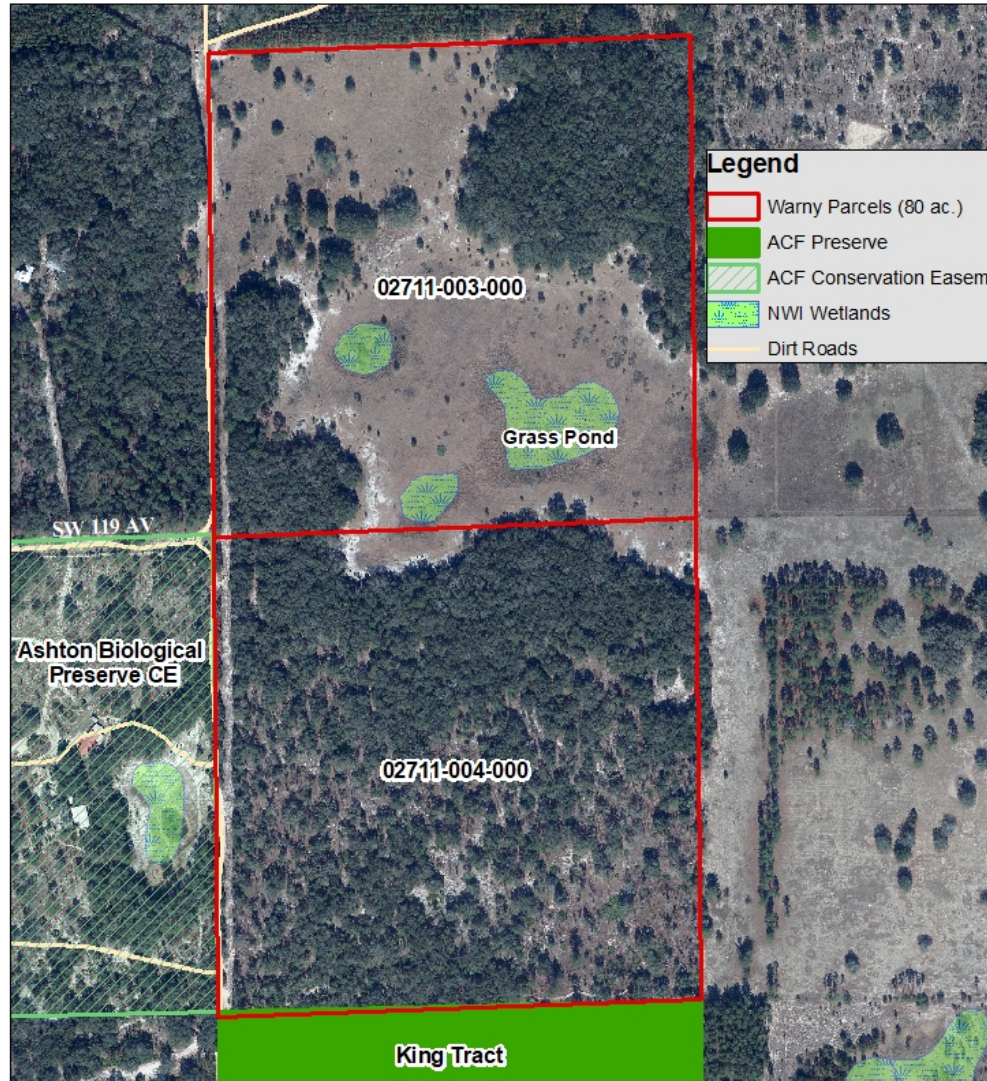
- Warny Parcels (80 ac.)
- ACF Preserve
- ACF Conservation Easement
- Lakes
- Section 11
- County Boundary
- Conservation Lands



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.

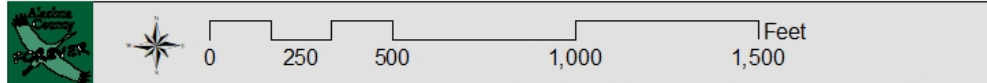


Watermelon Pond - Warny Parcel Map



Legend

- Warny Parcels (80 ac.)
- ACF Preserve
- ACF Conservation Easement
- NWI Wetlands
- Dirt Roads



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Estimated Costs Warny Donation

Closing costs:

- Phase I Environmental Site Assessment: \$4,000
- Estimated Attorney Fees & Closing: \$5,000
- Title Commitment: \$1,000
- Survey & Boundary Signs: \$300 (Public Works)

TOTAL EXPENDITURE AUTHORITY REQUESTED: \$10,300

- **Annual operation costs: \$2,500**
 - **Closing Date: April 2021**
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Recommendations

Warny Donation

- Approval of Resolution 20-XX:
 - Accepting the donation of real property from the Warny Family for use as an Alachua County Forever (ACF) Preserve subject to the completion of due diligence with the review and approval by the County Manager;
 - Authorizing the expenditure of funds for due diligence and associated closing costs; and
 - Authorizing the Chair to execute any documents, approved by the County Attorney, needed to complete this conveyance.
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