

**PROPERTY DONATION
ACCEPTANCE REVIEW FORM**

PART A: to be completed by Department requesting acceptance of donation(s) and forwarded to other affected department(s).

Description of item(s) being offered as a donation to Alachua County:

The proposed donation to the County encompasses 228.77 acres of real property at 7010 E. County Road 225 Gainesville, Florida 32609 (Tax Parcels: 16885-000-000, 16889-001-009, 16889-001-007, 16889-001-006, 16889-001-005 and a portion of 16889-001-000).

The property mainly consists of undeveloped uplands and wetlands in fair to excellent condition. The most striking feature of the property is the property's approximately 1 mile of Santa Fe River frontage along the northern boundary. Additionally, Moccasin Creek flows south to north through the property where it enters the Santa Fe River. There are no substantial improvements on the portion to be donated to the County.

The proposed donation to Alachua County is part of a larger parent tract. An additional 20 acres containing a residence, stable and other improvements is to be donated, subject to a life estate for Dr. and Mrs. Lundgren, to Alachua Conservation Trust for the ultimate development and use as a nature center.

In order to maximize the level of protection for the 228.77-acre donation to the County, the Lundgren family intends to grant a conservation easement to Alachua Conservation Trust prior to conveying the fee title to the County. The Lundgrens will need to reserve a short easement for ingress and egress to the 20 acre life estate. There will also be a temporary access easement granted to Alachua County until the point that the county constructs a new public access road through the donated property to CR 225. A 100-foot-wide utility easement held by Florida Power & Light Co., running east to west through the property, is the only known encumbrance.

Donation(s) offered by:

Mr. Dale A. Lundgren & Mrs. Helen C. Lundgren. The owners are represented by attorney Brashear & Associates.

Estimated/Appraised value: \$ 211,877 (Property Appraiser's just value – excludes structures)

How will the donation(s) be used?

This property will be managed as a preserve under the Alachua County Forever Program. Primary objectives will be the protection of the water resources, wildlife habitat and natural communities that buffer the Santa Fe River. The property will support passive public recreation such as hiking, birding and limited equestrian access.

Will acceptance require the expenditure of County resources? Yes

If yes explain:

Pre-acquisition costs would include a phase 1 environmental site assessment, survey, closing attorney fees and closing fees. A BoCC approved management plan for the donated property will be developed, and the interim management costs will include invasive plant control and monitoring. Capital expenditures for the development of public access recreation will be required and these details will be addressed in the management plan. Alachua Conservation Trust would be responsible for the maintenance of the structures within the 20 acre Residential / Stable Area.

Estimated annual operating cost: \$15,083

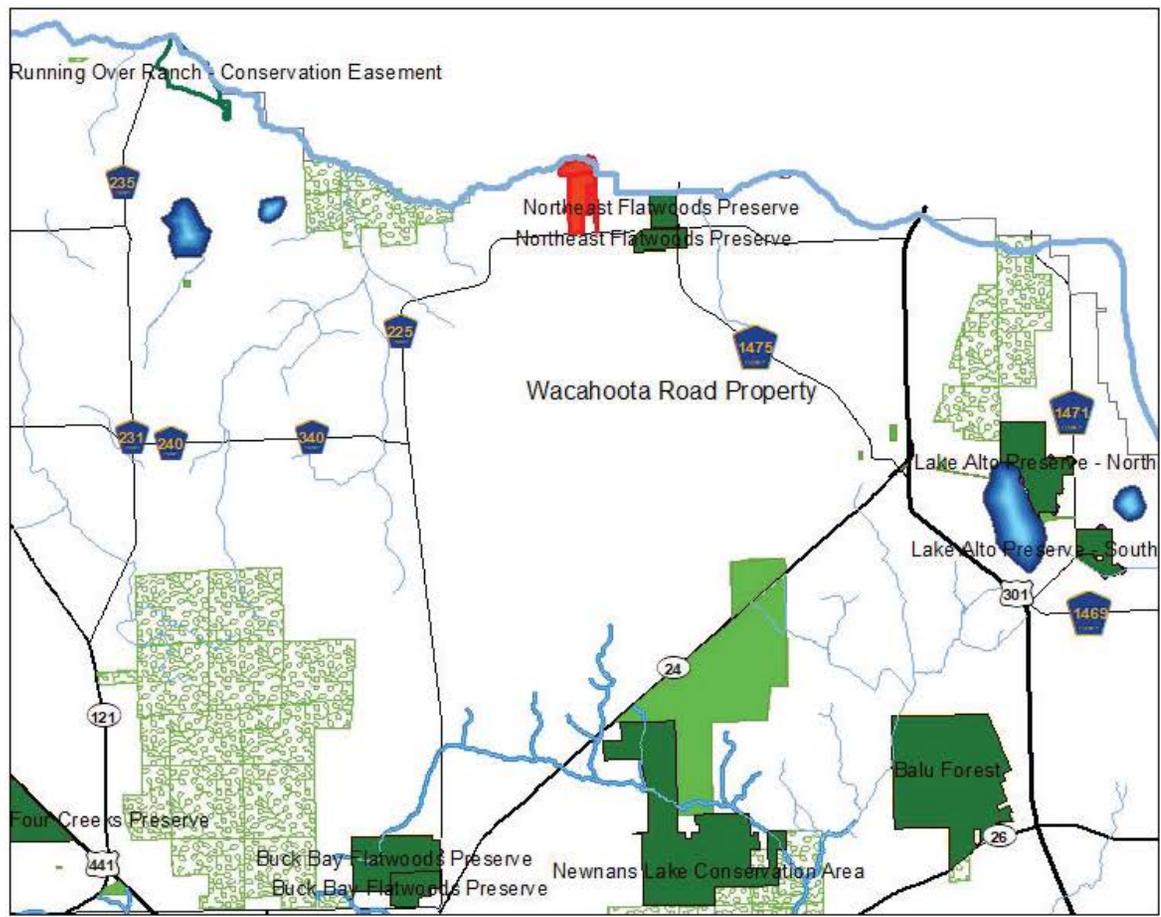
Funding sources: WSPP – Land Acquisition: 021.41.4160.537.61.00 - 6194101
Santa Fe River - Lundgren

Is acceptance supported? Yes

Department Director: Charlie Horden
Signature

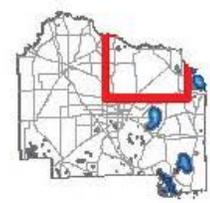
01/28/2020
Date

Santa Fe River - Lundgren Location Map



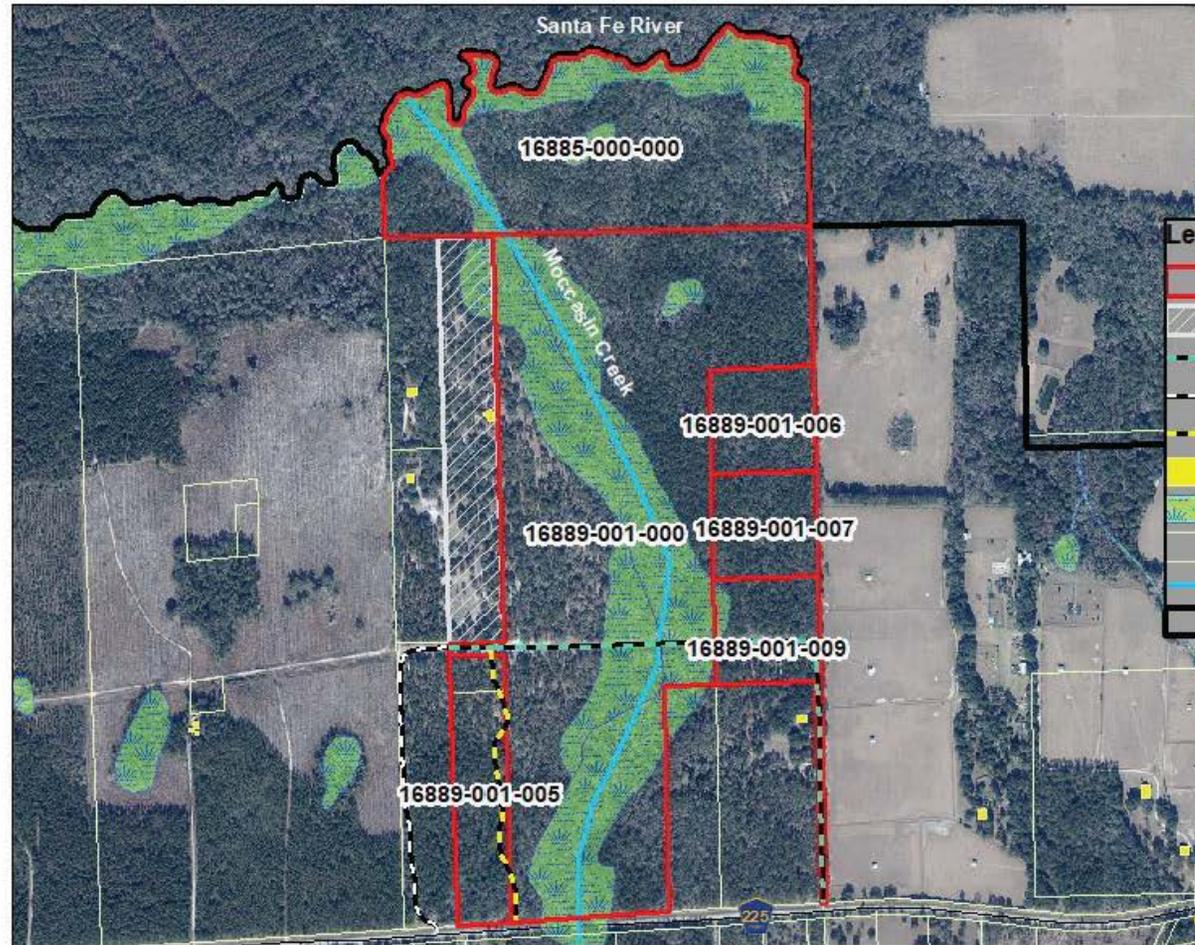
Legend

- Lundgren Boundary (~228.77 ac)
- Rivers/Creeks
- County Preserves
- Conservation Easement
- Conservation Land



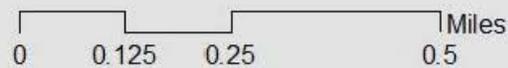
DISCLAIMER: This map and the spatial data it contains are made available as a public service, to be used for reference purposes only. The Alachua County Environmental Protection Department provides this information AS IS without warranty of any kind. The quality of the data is dependent on the various sources from which each data layer is obtained.

Santa Fe River - Lundgren Donation



Legend

- Lundgren Boundary (~228.77 ac)
- Residential / Stable Area (20 ac)
- Lundgren Easement (Driveway)
- ACF & ACT Temp. Easement (Driveway)
- ACF Future Public Access Driveway
- Building Footprints
- NWI Wetlands
- Parcels
- Creek
- County Boundary



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PART B: to be completed by County departments (not requesting department) that would be required to support the donated items (i.e., vehicles, buildings, etc.) and forward to OMB. Will acceptance of the above requested donations require the expenditure of County resources within your department?: (select one), Acceptance of proposed donation will not require the expenditure of County resources within Public Works.

If yes explain:

Estimated Annual Operating Cost increase within your department:

Funding Sources:

Is acceptance supported?:_ Yes.

Explain:

Acceptance of proposed donation will not require the expenditure of County resources within Public Works.



Digitally signed by Ramon D. Gavarrete, P.E.
Date: 2020.01.29 06:32:08 -05'00'

Department Director: _____
Signature

January 29, 2020
Date

PART C: to be completed by OMB and forwarded to Finance & Accounting

Is funding available to support the donated item(s)?: *Yes*

Is Acceptance Supported?: *Yes*

Explain:

Department Director: *[Signature]*
Signature

1/30/20
Date

PART D: to be completed by Finance & Accounting and returned to requesting Department.

Is Acceptance Supported?_

Explain:

Finance & Accounting Director:



Signature

2-3-2020

Date