




Proposed Alachua County Forever Acquisitions

Lochloosa Forest Connector – Stephens Donation

Charlie Houser

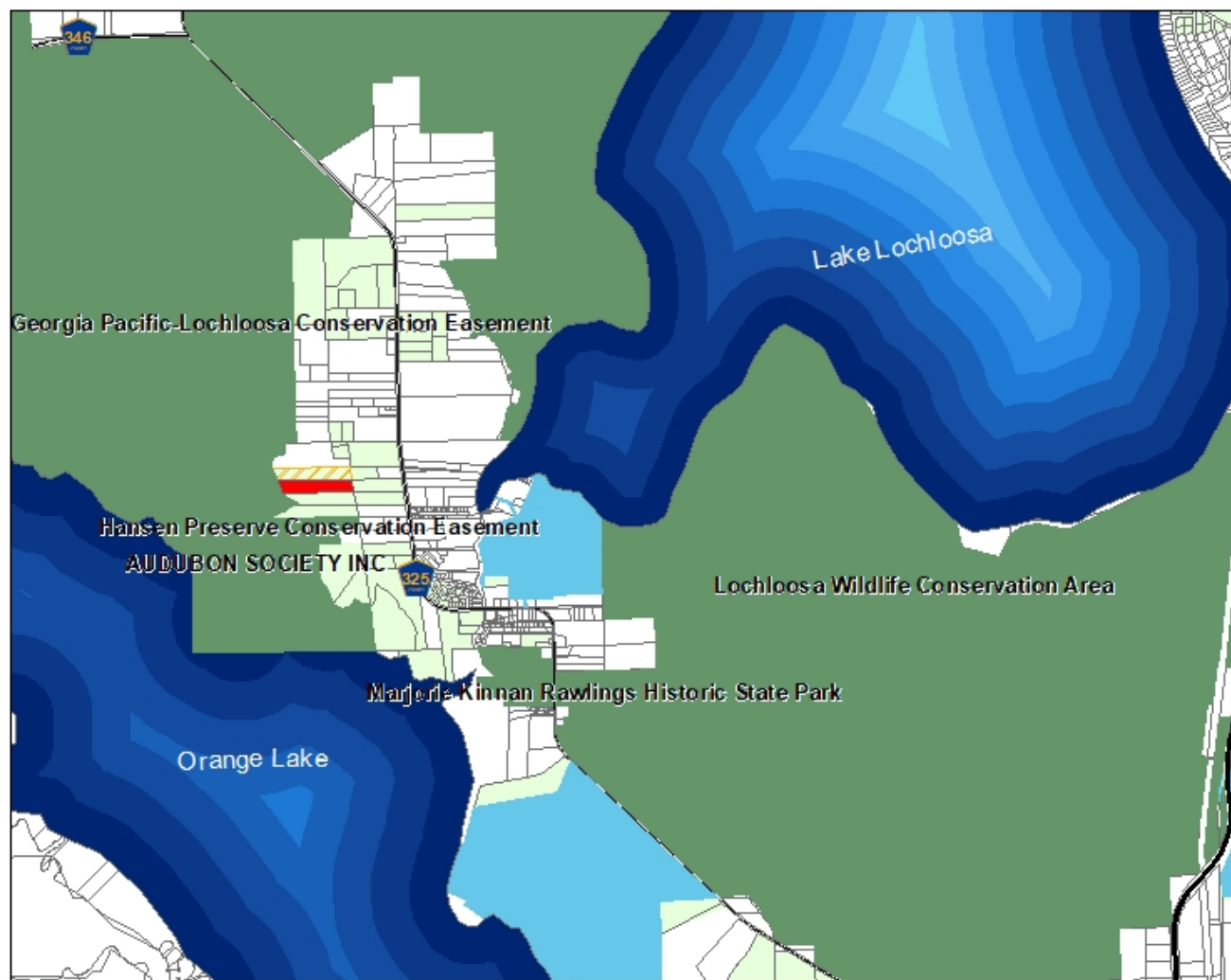
Director, Office of Land Conservation & Management

Summary of Proposed Stephens Donation

- **Owners:** Clyde and Phyllis Stephens
 - **Parcel number:** 18354-037-007
 - **Acreage:** 14.186 acres
 - **Zoning/Land Use:** Agriculture (A)/Rural-Agricultural
 - **Property Appraiser's Just Value:** \$37,580
 - **Matrix project score:** 6.67 out of 10.00
- 

Lochloosa Forest Connector - Stephens Location

Map 1



Legend

- Stephens Parcel (14.26 ac.)
- Smith Donation Parcel
- Conservation Lands
- Active Acquisition List
- ACF Projects

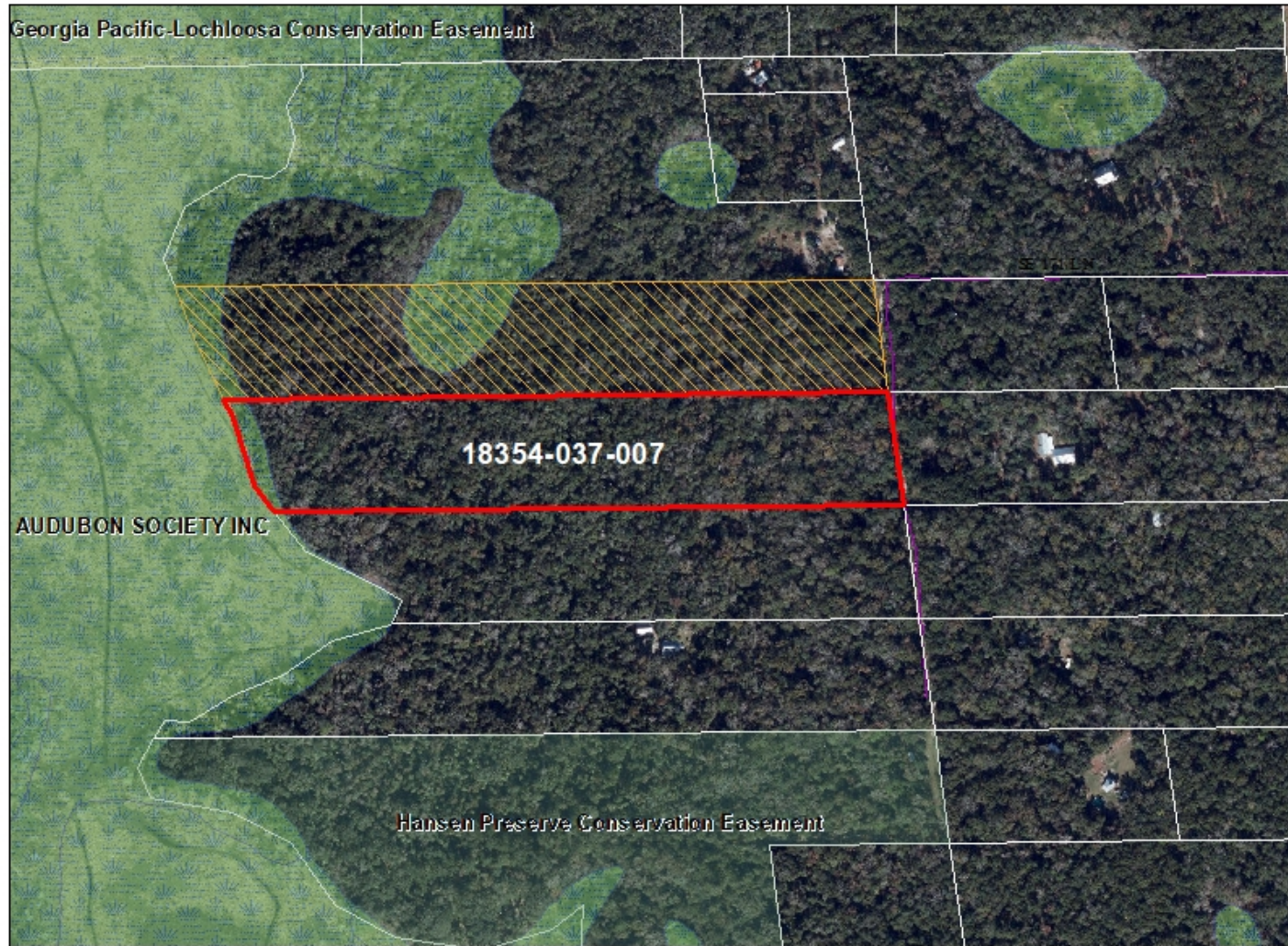


0 0.25 0.5 1 1.5 2 2.5 3 Miles

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.

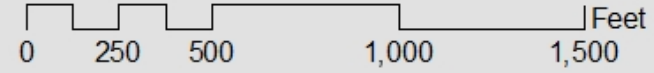
Lochloosa Forest Connector - Stephens

Map 2



Legend

- Stephens Parcel (14.26 ac.)
- Smith Parcel
- Conservation Lands
- NWI Wetlands



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.








Estimated Costs

Stephens Donation

- **Closing costs:**
 - Phase I Environmental Site Assessment: \$2,530
 - Surveying (in-house): \$1,000
 - Attorney Fees & Closing: \$2,000
 - Title Commitment: \$1,460
 - **Annual operation costs:** \$5,000
 - **Closing Date:** Friday May 22, 2020
- 

Recommendations

Stephens Donation

1. Approval of Resolution 20-XX, accepting the donation of real property from Stephens subject to the completion of due diligence with the review and approval by the County Manager; and
 2. Authorization of expenditures for title insurance, recording fees, legal fees, phase I, survey and title work necessary to complete the transaction.
- 