



Legislation Details (With Text)

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Title: Approval to Pursue the Donation of Real Property from the Lundgren Family
Sponsors:
Indexes:
Code sections:
Attachments: 1. Exhibit 1 - Santa Fe River - Lundgren Evaluation.pdf, 2. Exhibit 2 - Current Lundgren Project Map.pdf, 3. Exhibit 3 - Estimate of Lundgren Donation Acquisition and Stewardship Costs, 4. Community Engagement Survey.pdf

Date	Ver.	Action By	Action	Result
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Agenda Item Name:

Approval to Pursue the Donation of Real Property from the Lundgren Family

Presenter:

Charlie Houder / (352) 264-6804

Description:

Staff request approval to pursue the donation of 228.77 acres± from the Dale A. Lundgren family and authorization to expend funds for due diligence.

Recommended Action:

Approval for staff to pursue the donation of Real Property from Lundgren family for use as an Alachua County Forever (ACF) Preserve including the expenditure of funds for survey, title commitment, environmental site assessment and other due diligence costs.

Prior Board Motions:

On April 13, 2004, the Board placed the Santa Fe River - Lundgren property on the Active Acquisition List (Full Price), as a Conservation Easement.

Fiscal Consideration:

The value of ad valorem taxes lost as a result of this donation is \$1,169.33 for all taxing entities based on 2019 millage.

Pre-Acquisition Services & Due Diligence: ~ \$78,000

021.41.4160.537.61.00 for land, 021.41.4160.537.31.00 for due diligence

Project: 6194101 WSPP Land Acquisition- Santa Fe River- Lundgren

Background:

As with all of our conservation lands, if accepted as a donation, this property will go through the vetting process for the Registry of Protected Places.

On February 26, 2004, the Land Conservation Board placed the ~264 acres Santa Fe River - Lundgren property on the Priority Pool. At the time, Dr. Dale Lundgren was interested in a creative solution to conservation wanted to set up a conservation strategy. It was very important to Dr. Lundgren, that the property be permanently protected, and in 2004, he was considering a donation of a conservation easement to Alachua County.

The current Lundgren donation project currently consist of six parcels (16885-000-000, 16889-001-000, 16889-001-005, 16889-001-006, 16889-001-007 and 16889-001-009) totaling approximately 228.77 acres.

The Lundgren property lies within the Santa Fe River Alachua County Forever (ACF) Project and is five miles northeast of Waldo. Specifically, the property's northern boundary is along the Santa Fe River and the southern boundary is along east County Road 225.

The Lundgren property has almost one mile of Santa Fe River frontage and contains a mosaic of high quality forested natural communities. The property transitions from xeric sandhill natural community in the south to wetland floodplain swamp along the Santa Fe River in the north. Additionally Moccasin Creek flows south to north through the property where it then enters the Santa Fe River. Habitat quality ranges from fair to excellent and the habitats associated with the property provide good wildlife habitat with high mast production and adequate cover. (Exhibit 1)

Over the past 15 years the county and Alachua Conservation Trust (ACT) has kept in periodic contact with Dr. Lundgren and, at this time, all parties feel a creative conservation strategy plan for permanent land protection has been achieved.

This plan includes:

1. Alachua Conservation Trust (ACT) accepting a donation of a conservation easement of Dr. Lundgren's 228.77 acre property
2. The county will receive the donated 228.77 acres from Dr. Lundgren with the land being subject to the conservation easement restrictions.
3. Dr. Lundgren will reserve a life estate for himself and his wife on the 20 acres of his adjacent property containing the house and barns. ACT will receive the remainder interest in this life estate.

The ultimate goal is that the land is protected by multiple means, the land is opened to the public for passive recreational opportunities and the structures on ACT's adjoining 20 acres will function as a nature center in conjunction with the trail system.

With Board approval, staff will:

1. Coordinate with the Lundgren family and ACT on the development of the conservation easement.
2. Seek review of the proposed donation by the Donation Acceptance Committee per Policy 02-04 of the County Administrative Procedures Manual.
3. Procure a commitment for title insurance, followed by an environmental site assessment and

survey.

4. Prepare and present a resolution for acceptance of the donation to the Board.

Comp Plan Reference:

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.”