



# Alachua County

## Alachua County Forever

### Gainesville Archipelago — Robertson Conservation Easement



View of the agricultural areas of the property

#### Program Notes

- Alachua County Forever responds to public nominations.
- Property owners must be willing. Condemnation of property is not permitted under Alachua County Forever.
- Projects evaluated by staff and the Land Conservation Board.
- Criteria include protection of water resources, habitats, species, social value, manageability, and the economics of the acquisition.
- The County Commission approves acquisition projects.
- County can acquire property outright or certain rights through less-than-fee mechanisms such as conservation easements.
- Offers are made based on independent, private appraisals.
- Program funded through a \$29 million in voter-approved bonds.
- Program actively seeks state, federal and private grants.
- Properties are managed as preserves.
- Resource-compatible, passive recreation is encouraged on sites where appropriate.



Mrs. Robertson working in the Natural Areas of her property

**Sellers:** Mrs. Mabel Robertson    **Purchase Price:** \$10,000  
**Date:** December 27, 2007    **Size:** 100 acres

- The BoCC placed the Robertson Tract on the ACF Active Acquisition List on October 24, 2006.
- It is part of the Gainesville Archipelago Project which is composed of isolated green spaces in the urban and urbanizing metropolitan area.
- The Robertson Tract is located on SW 8th Avenue west of SW 91st St. in a landscape that is rapidly developing.
- Mrs. Robertson donated the conservation easement to the County to ensure that the property is preserved. Under the terms of the Easement she can continue the traditional silviculture and limited grazing, retain one additional single family homesite, and eventually pass the property to her family. The County achieves perpetual conservation of this property at almost no cost.
- The western parcel is composed of planted slash pine, an intermittent seepage stream, an historic home site (ca. 1940 or earlier recorded in the Historic Structures Survey of Alachua County) and 1.5 acres of planted cedar trees. The eastern parcel is composed mostly of high-quality calcareous mesic hammock with scattered sinkholes and four isolated stands of planted longleaf pine. Cattle have access on a rotational basis to the entire property. Mrs. Robertson has taken steps to professionally eradicate the invasive exotic plants on the property.

#### Conservation Easements

- Achieve perpetual conservation of the property in its current condition.
- Allow for the continuation of traditional uses.
- May in some cases permit new and additional uses.
- The property stays in the family's ownership and tenure.
- The property may be sold or passed on to heirs the same way as unencumbered property, however the Easement rides with the property forever binding all future owners.
- If donated, the donor of the Easement can reap substantial federal tax benefits.



View of the residential areas of the property

#### ALACHUA COUNTY FOREVER REFERENDUM

*Approved in November 2000 by the voters, to acquire, improve and manage the county's environmentally sensitive lands to protect water resources, wildlife habitats and to provide natural areas suitable for resource-based recreation.*

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