



Alachua County Land Conservation Program

Andi Christman, Program Manager

Memorandum

To: Alachua County Board of County Commissioners

From: Andi Christman, Land Conservation Program Manager

Date: 1/23/2024

Subject: Notification of final land acquisition closing costs and associated costs:

- Santa Fe River Project Area – Waldo Tree Farm property
- Lochloosa Slough Flatwoods Project Area – Colasante property
- Lake Santa Fe Project Area – Dinh property

On March 17, 2023, the Alachua County Forever program closed on the purchase of 158.2 acres of the Waldo Tree Farm Bell property in the Santa Fe River ACF Project Area.

On July 11, 2023, the Alachua County Forever program closed on the purchase of 347.49 acres of the Colasante property in the Lochloosa Slough Flatwoods ACF Project Area.

On October 31, 2023, the Alachua County Forever program closed on the purchase of 296.94 acres of the Dinh property in the Lake Santa Fe ACF Project Area. At the same time, in a joint closing, Alachua Conservation Trust acquired 12.08 acres of the Dinh property to facilitate the property closing.

The Alachua County Board of County Commissioners Resolution 22-066 (as amended), Section 5.b (12) states: *BOCC Notification shall be made on the Commission Agenda to provide information of the final closing and associated costs.* Please note below, the detailed closing costs for these properties.

Santa Fe River – Waldo Tree Farm (Fee Simple Acquisition)

Waldo Tree Farm Due Diligence Costs:

- Title Work - \$2,100.00
- 2 Appraisals - \$14,450.00
- Phase I Environmental Assessment - \$15,003.00
- Survey – \$27,104.00

Waldo Tree Farm Closing Costs:

- Land Purchase Price - \$384,430.86 (\$2,430.86 per acre for 158.202 acres)
- Closing Settlement Charges (after \$974.50 buffer reimbursement)- \$9,446.70
- Option Contract deposit - \$1,000

WALDO TREE FARM TOTAL ALL COSTS - **\$453,534.56**

Lochloosa Slough Flatwoods - Colasante (Fee Simple Acquisition)

Colasante Due Diligence Costs:

- Title Work - \$1,000.00
- 3 Appraisals - \$13,260.00
- Phase I Environmental Assessment - \$5,146.00
- Survey & Mineral Rights Mapping - \$45,904.00

Colasante Closing Costs:

- Land Purchase Price - \$1,815,440.63 (\$5,224.47 per acre for 347.488 acres)
- Closing Settlement Charges (after \$5,034 buffer reimbursement)- \$14,321.00
- Option Contract deposit - \$1,000

COLASANTE TOTAL ALL COSTS - **\$1,896,071.63**

Lake Santa Fe - Dinh (Fee Simple Acquisition)

Dinh Due Diligence Costs (Alachua County Portion):

- Title Work - \$1,469.31
- 2 Appraisals (after appraisal reimbursement to ACT) - \$14,001.67
- Phase I Environmental Assessment - \$4,545.63
- Survey – \$26,457.95

Dinh Closing Costs (Alachua County Portion):

- Land Purchase Price - \$363,000.00 (1,597.56 per acre for 227.221 acres, plus 69.716 acres of SSL, totaling 269.937 acres)
- Closing Settlement Charges - \$18,443.73
- Option Contract deposit - \$1,000

DINH TOTAL ALL COSTS (ALACHUA COUNTY PORTION) - **\$428,918.29**