

## **Fiscal details for Lake Santa Fe – Winchester Contract Agenda Item**

The amount of the option payment is a non-refundable \$1,000.00. However, if the option is exercised, the \$1,000.00 will be applied to the final purchase price of the contract.

Total acquisition cost is \$72,000 for the land plus \$33,400 for due diligence and closing services. The basis for these estimates is detailed below.

In order to provide sufficient spending authority to cover an unanticipated change in acquisition costs, staff is requesting authorization to expend an amount equal to the estimated acquisition and due diligence costs, plus 10%.

### Summary of Estimated Costs

- Purchase price: **\$72,000** (40 ac x \$1,800.00/ac)
- Phase I ESA: **\$4,500**
- Boundary Survey: **\$25,000**
- Boundary Posts & Signs: **\$400**
- Attorney's fees and closing costs: **\$3,500**
- 10% contingency on purchase price & due diligence: **\$10,540**
- TOTAL EXPENDITURE AUTHORITY REQUESTED: **\$115,940**

The attached Journal Entry requests **\$115,940**.

WSPP – Land Acquisition (Capital Expense)

Fund#: 021.41.4160.537.61.00 – 6194101 Lake Santa Fe – Winchester

&

Fund #: 021.41.4160.537.31.00 6184160: WSPP - Gen. Op. & Due Diligence  
(Operating Expense)

Annual Tax & Assessment Revenue of the Parcel: \$324.07 (2023 total)

1. \$324.07 (17504-000-000) Winchester Robert S. & Alice F.

There are no building structures included in this acquisition that would become a County asset.

Estimated Annual Alachua County Forever Management Costs: \$3,466

Estimated Alachua County Initial 10-year Improvements: \$8,658

(Exhibit 6)

---

## Cost Estimates For Proposed Acquisition

Project	Acres	Matrix Score	ACPA Value	Purchase Price**
Lake Santa Fe - Winchester	40±	6.78	\$12,000	\$72,000

\*ACPA = Alachua County Property Appraiser

\*\* Final purchase price will be based on acres as determined by the boundary survey

### Acquisition Estimates

**Table A. Pre-Contract / Pre-Acquisition Costs**

Project	Appraisals (2)	Option Payment	Title Report	Sub-total
Lake Santa Fe - Winchester	\$4,900	\$1,000	\$700	\$11,500
				<b>\$11,500</b>

**Table B. Post-Contract Costs (Due Diligence and Closing Services)**

Project	Pre-Acquisition Costs (Sub-total)	Baseline Document (CE)	Boundary Survey	Environmental Audit	Closing Costs*	GRAND TOTAL
Lake Santa Fe - Winchester	\$11,500	\$0	\$25,000	\$4,500	\$3,500	\$44,500
						<b>\$44,500</b>

\* Includes attorney's fees and title insurance

### Management Estimates

**Table C. Stewardship Costs**

Project	Acres	Physical Improvements	Average Annual Recurring	Total Costs for the initial 10 Years
Lake Santa Fe - Winchester	40±	\$8,658	\$3,466	\$43,318
				<b>\$43,318</b>

**Lake Santa Fe  
Winchester**

**40 acres**

**Initial Improvements (WSPP)**

\$100	Trail Infrastructure
\$400	Gates
\$5,000	Site Perimeter Fencing
\$3,000	Initial Invasive Plant Control
\$158	Firebreak Construction
<b>Total:</b>	<b>\$8,658</b>

**Average Annual Mgmt. Costs (General Fund)**

\$600	Road/Trail/Firebreak Maintenance
\$500	Invasive Plant Control (Years 4-10)
\$500	Prescribed Fire
\$1,866	Monitoring
\$0	Security
<b>Total:</b>	<b>\$3,466</b>

**Trail Infrastructure**

Should it be acquired, this property will be managed as part of Lake Alto Preserve. There would likely not be a parking area and trailhead located on this parcel. Public access would be from a trailhead located at another part of the Preserve with the trail system leading to this property. However, trail wayfinding signage would be needed.

Total Trail Infrastructure Costs: \$100 (WSPP)

**Gates**

Gate: 1 gate at \$400 (WSPP)

**Site Perimeter Fencing:**

Wire Fencing: \$5,000 (~1,000 ft x \$5/linear foot)

**Invasive Plant Control**

Year 1-3: \$1,000 each year (WSPP)  
Year 4-10: \$500 each year (GF)  
10 Year Total & Average: \$6,500 or \$650 per year average overall

**Firebreak Construction**

New Firebreak Construction: \$158 (~0.75 mi x \$210/mi) (WSPP)

**Road/Trail/Firebreak Maintenance**

Firebreak Maintenance: \$450 each year (\$300/mi x 0.75 mi = \$225 x twice per year) (GF)  
Trail Maintenance: \$150 each year (\$75/mi x 0.5 mi = \$37.50 x 4 times per year) (GF)  
Total: \$600 per year

**Prescribed Fire**

Annual Burning Costs: \$500/year (average of 20 acres per year x \$25/ac)  
10-year Burning Total: \$5,000

**Monitoring**

40 hours of staff time plus supplies, project oversight, contractor oversight, photopoints, inspections, record keeping, etc.

10 Year total = \$18,660 or \$1,866/year (GF)

**Security**

No additional security cost – will be covered under Lake Alto Preserve Security.