




Proposed Alachua County Forever (ACF) Acquisitions

Lake Santa Fe – Winchester Acquisition

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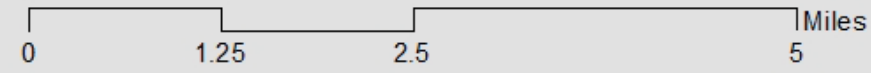
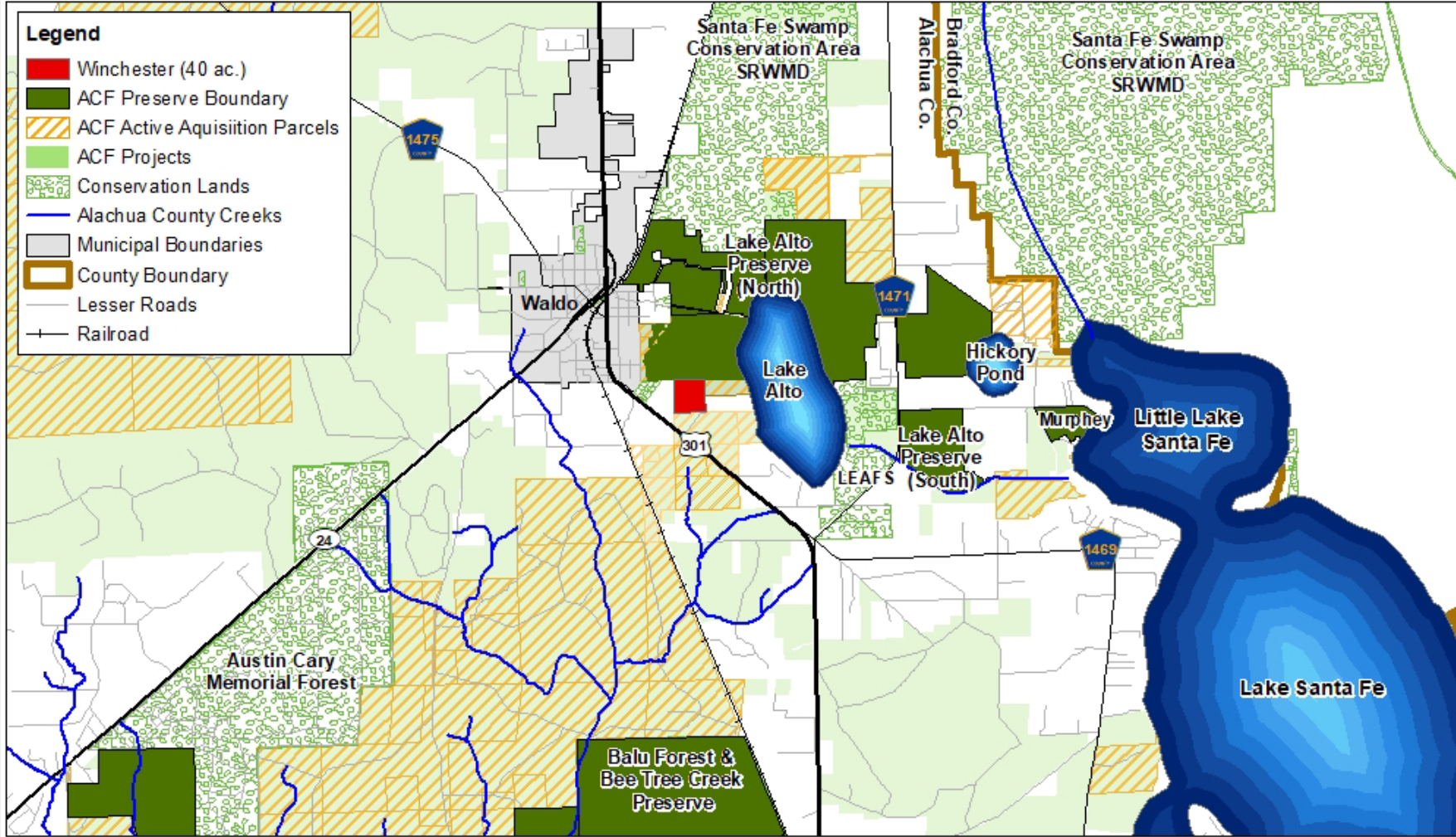
Summary of Proposed Winchester Acquisition

- **Owner:** Robert S. Winchester and Alice F. Winchester
 - **Parcel number:** 17504-000-000
 - **Acreage:** ± 40 acres
 - **Zoning/Land Use:** Agricultural (A)/Rural-Agriculture
 - **Matrix project score:** 6.78
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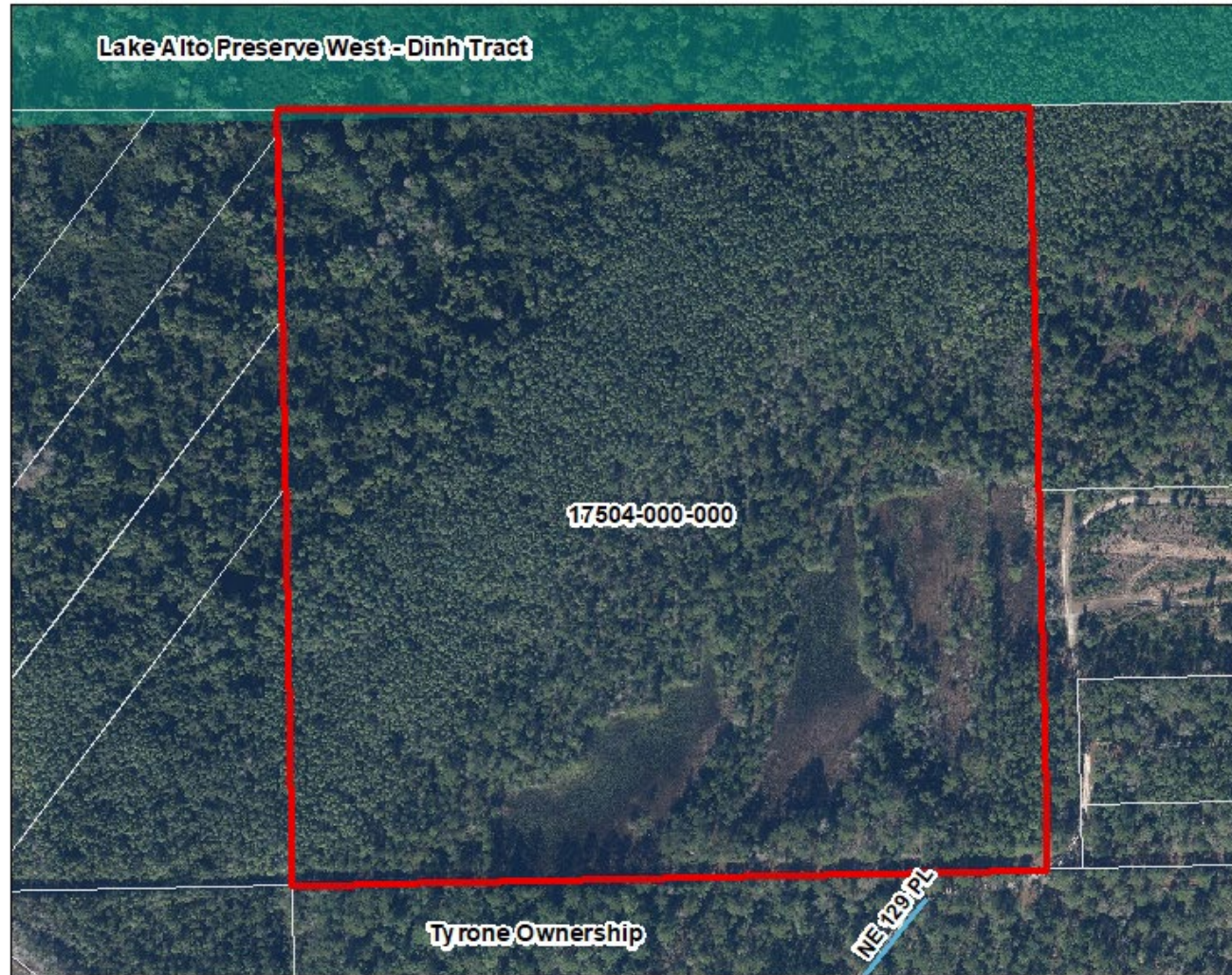
Lake Santa Fe - Winchester Location Map

Map 1





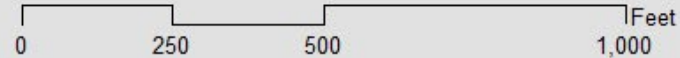
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Lake Santa Fe - Winchester Parcel Map



Legend

-  Winchester Parcel (40 ac.)
-  ACPA Parcels



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Winchester Natural Resources and Recreation

- Natural Communities:
 - Bog, Wet Flatwood and Basin Swamp
- Located within:
 - Lake Santa Fe ACF Project Area
 - Lake Santa Fe Strategic Ecosystem
 - Florida Forever Lake Santa Fe Project Area
- Addition to Larger Scale Projects:
 - Adjacent to County's Lake Alto Preserve – which buffers Lake Alto's northern shoreline. Lake Alto & its swamp are a portion of the headwaters of the Santa Fe River, an Outstanding Florida Water.
 - A modest contribution towards Alachua County's eastern wildlife corridor & the Florida Wildlife Corridor.
- Recreation:
 - Property will be assessed for appropriate recreational opportunities as part of the management plan development.











Summary of Proposed Winchester Acquisition

- **Purchase Type:** Fee Simple (Option Contract)
 - **Land Management:** Alachua County - lead manager
 - Incorporation into Lake Alto Preserve
 - **Closing Date:** ~August 1, 2024 (135 days after March 19th)
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Summary of Proposed Winchester Acquisition

- Winchester Option Contract: No Permitted Exceptions
- Non-standard exceptions the County may permit: Schedule B-II Title Exceptions #5, #6:
 - **# 5.** Lack of access because the above-described property does not abut, and there is no private easement to, a dedicated road, street or highway.
 - **# 6.** Easement contained in instrument recorded January 21, 2003, under, O.R. Book 2590, Page 776, Public Records of Alachua County, Florida. (Southern Timber Co.)
 - **Some of the title exceptions may be deleted prior to closing based on additional title examination or the survey.**

Summary of Proposed Winchester Acquisition

- **Purchase price:** \$72,000 total (not subject to final survey)
 - The purchase price is less than the average of the two appraisals: \$90,000.
 - **Estimated due diligence cost:** \$33,400 for Phase I ESA, recording and attorney's fees, title insurance and boundary survey
 - **Total Expenditure Request:** \$115,940 (includes 10% contingency)
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Winchester Acquisition Recommendations

1. Approve and authorize the Chair to exercise the Lake Santa Fe – Winchester Option Contract to purchase Real Property, subject to the County's rights to conduct due diligence inspections and notice Seller of Title Defects and Environmental Defects as set forth in the Contract;
 2. Approve the acquisition subject to non-permitted title exceptions #5, and #6, as listed in the attached Title Commitment, and subject to the concurrence of the County attorney and closing attorney;
 3. Authorize staff to pursue termination of title exception #6, through acquisition of privately held ingress/egress easement interests for an amount not to exceed \$5,000 (contract shall not be contingent upon this action); and
 4. Authorize staff to execute additional documents as necessary to close the transaction; and
 5. Approve the attached budget amendment authorizing the expenditure of funds for due diligence and associated closing costs.
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