

Fiscal Details: Watermelon Pond – Johnson

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 \$240,000 for the land plus \$40,900 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: **\$240,000** (30 ac x \$8,000/ac)
- Phase I ESA: **\$5,400**
- Boundary Survey: **\$17,000**
- Boundary Posts & Signs: **\$500**
- Attorney's fees and closing costs: **\$18,000**
- 10% contingency on purchase price & due diligence: **\$28,090**
- TOTAL EXPENDITURE AUTHORITY REQUESTED: **\$308,990**

Annual Tax & Assessment Revenue of the Parcel: \$202.66 (2024 total)

1. \$202.66 (02697-001-000) George W. Johnson

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

Estimated Annual Alachua County Forever Management Costs: \$1,858

Estimated Alachua County Initial 10-year Improvements: \$21,888

Cost Estimates For Proposed Acquisition

Project	Acres	Matrix Score	ACPA Value	Purchase Price**
Watermelon Pond - Johnson	30±	6.07	\$225,000	\$240,000

*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
Watermelon Pond - Johnson	\$4,900	\$1,000	\$250	\$11,050
				\$11,050

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
Watermelon Pond - Johnson	\$11,050	\$0	\$17,000	\$5,400	\$18,000	\$51,450
						\$51,450

* 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
Watermelon Pond - Johnson	30±	\$21,888	\$1,858	\$40,468
				\$40,468

Note: The Management Cost Estimates were taken from a document that listed the costs for two adjacent 30 acre parcels: 1) Johnson 2) Moore-Purcell-Trammel. Total costs were divided in half.

Management Cost Estimates (Fee Simple)

Watermelon Pond

Johnson and Moore-Purcell-Trammel

60 acres

Initial Improvements (WSPP) (General Fund)

\$1,200 Gates
\$42,240 Site Perimeter Fencing
\$336 Firebreak Construction
Total: \$43,776

Average Annual Mgmt. Costs

\$240 Road/Trail/Firebreak Maintenance
\$110 Exotic Plant Control
\$1,500 Prescribed Fire
\$1,866 Monitoring
Total: \$3,716

Gates:

Gates: \$1,200 (3 gates x \$1,200/gate) **(WSPP)**

Site Perimeter Fencing

Wire Fencing: \$42,240 (~8,448ft x \$5/linear foot) **(WSPP)**

Trail/Firebreak Construction

Trail/ Firebreak Construction: \$336 (1.6 mi x \$210/mi) **(WSPP)**

Road/Trail/Firebreak Maintenance

Year 2-10: \$240/year (\$75/mile x 1.6 miles = \$75 x 2 times/year) **(General Fund)**

Exotic Plant Control

Year 1: \$200

Year 2-10: \$100 each year

10 Year Total & Average: \$1,100 or \$110 per year **(General Fund)**

Prescribed Fire

Burning: \$1,500/year (an average of ~ 60 acres every other year x \$25/ac)

10 Year Burning Total: \$15,000 or \$1,500 per year. **(General Fund)**

Monitoring/ Security

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

10 Year total: \$18,660 or \$1,866/year **(General Fund)**