

Fiscal Details: Watermelon Pond – Dumford & Palmer

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 \$609,993 for the land plus \$46,267 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: **\$609,993** (68.5 ac x \$8,905/ac)
- Phase I ESA: **\$2,500**
- Boundary Survey: **\$27,000**
- Boundary Posts & Signs: **\$500**
- Attorney's fees and closing costs: **\$16,267**
- 10% contingency on purchase price & due diligence: **\$65,626**
- TOTAL EXPENDITURE AUTHORITY REQUESTED: **\$721,886**

Annual Tax & Assessment Revenue of the Parcel: \$814.36 (2024 total)

1. \$814.36 (02697-002-000) Jill A. Dumford

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

Estimated Annual Alachua County Forever Management Costs: \$3,126

Estimated Alachua County Initial 10-year Improvements: \$42,850 (Exhibit 6)

Cost Estimates For Proposed Acquisition

Project	Acres	Matrix Score	ACPA Value	Purchase Price**
Watermelon Pond - Dumford & Palmer	68.5±	6.27	\$342,500	\$609,993

*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 - Dumford & Palmer	\$7,750	\$1,000	\$275	\$16,775
				\$16,775

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 - Dumford & Palmer	\$16,775	\$0	\$27,000	\$2,500	\$16,267	\$62,542

* Includes attorney's fees and title insurance

\$62,542

Management Estimates

Table C. Stewardship Costs

Project	Acres	Physical Improvements	Average Annual Recurring	Total Costs for the initial 10 Years
Watermelon Pond - Dumford & Palmer	68.5±	\$42,850	\$3,126	\$74,110
				\$74,110

Management Cost Estimates (Fee Simple)

**Watermelon Pond
Dumford and Palmer**

68.5 acres

Initial Improvements (WSPP) (General Fund)

\$18,600	Trailhead
\$800	Gates
\$23,240	Site Perimeter Fencing
\$210	Firebreak Construction
Total: \$42,850	

Average Annual Mgmt. Costs

\$300	Road/Trail/Firebreak Maintenance
\$110	Exotic Plant Control
\$850	Prescribed Fire
\$1,866	Monitoring
Total: \$3,126	

Trailhead

Entrance sign:	\$2,700
Interpretive Kiosk	\$3,000
Regulatory & Trail Signs	\$300
Parking Area	\$10,000
Wood Fence	\$2,600 (\$10/linear foot x 260 linear ft)
Total Trailhead Costs	\$18,600 (WSPP)

Gates:

Gates: \$800 (2 gates x \$400/gate) **(WSPP)**

Site Perimeter Fencing

Wire Fencing: \$23,240 (~4,648ft x \$5/linear foot) **(WSPP)**

Trail/Firebreak Construction

Trail/ Firebreak Construction: \$420 (2 mi x \$210/mi) **(WSPP)**

Road/Trail/Firebreak Maintenance

Year 2-10: \$300/year (\$75/mile x 2 miles = \$75 x 2 times/year) **(General Fund)**

Exotic Plant Control

Year 1: \$200

Year 2-10: \$100 each year

10 Year Total & Average: \$1100 or \$110 per year **(General Fund)**

Prescribed Fire

Burning: \$850/year (an average of ~ 68 acres every other year x \$25/ac)

10 Year Burning Total: \$8,500 or \$850 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)**