



Agenda Item Summary

File #: 25-00347

Agenda Date: 5/27/2025

Agenda Item Name:

Alachua County Forever Land Acquisition Final Closing Costs Summary

Presenter:

Andi Christman, Land Conservation Program Manager – Environmental Protection Dept., (352) 264-6803

Description:

Information on the final closing costs and associated due diligence costs (Exhibit 1) for the following recently completed land acquisition projects:

1. Lake Santa Fe – Winchester property
2. Lochloosa Connector – Rimes property
3. Watermelon Pond - Elliott Conservation Easement property
4. Lochloosa Slough – Jackson Heirs property
5. Watermelon Pond – Howell Conservation Easement property
6. Watermelon Pond – Biro Conservation Easement property
7. Watermelon Pond - Johnson property
8. Watermelon Pond – Eichhorn property

Recommended Action:

For informational purposes only. No action necessary

Prior Board Motions:

June 28, 2022 - The BoCC adopted Resolution 22-066 which establishes the process for selecting and acquiring environmentally significant lands using Wild Spaces and Public Places local government infrastructure surtax proceeds.

Lake Santa Fe – Winchester Property

- March 12, 2024 - The BoCC approved and authorized the Chair to exercise the Lake Santa Fe – Winchester Option Contract to purchase Real Property.
- August 24, 2004 – The BoCC placed the Lake Santa Fe – Winchester property on the Active Acquisition List as a Fee Simple purchase (Full Price List).

Lochloosa Connector – Rimes Property

- January 9, 2024 - The BoCC approved and authorized the Chair to exercise the Lochloosa Connector – Rimes Option Contract to purchase Real Property.
- June 27, 2006 and October 25, 2022 – The BoCC placed the Lochloosa Connector – Rimes property, and additions, on the Active Acquisition List as a Fee Simple purchase (Full Price List).

Watermelon Pond – Elliott CE Property

- April 9, 2024 - The BoCC approved and authorized the Chair to exercise the Watermelon Pond – Elliott Option Contract to purchase a Conservation Easement.
- June 11, 2002 – The BoCC placed the Watermelon Pond – Elliott property on the Active Acquisition List as a Conservation Easement purchase (Full Price List).

Lochloosa Slough Flatwoods – Jackson Heirs Property

- December 12, 2023 - The BoCC approved and authorized the Chair to exercise the Lochloosa Slough Flatwoods – Jackson Heirs Option Contract to purchase Real Property.
- October 26, 2021 – The BoCC placed the Lochloosa Slough Flatwoods – Jackson Heirs property on the Active Acquisition List as a Fee Simple purchase (Full Price List).

Watermelon Pond – Howell CE Property

- July 9, 2024 - The BoCC approved and authorized the Chair to exercise the Watermelon Pond – Howell Option Contract to purchase a Conservation Easement.
- April 23, 2002 – The BoCC placed the Watermelon Pond – Howell property on the Active Acquisition List as a Conservation Easement purchase (Full Price List).

Watermelon Pond – Biro CE Property

- October 22, 2024 - The BoCC approved and authorized the Chair to exercise the Watermelon Pond – Biro Option Contract to purchase a Conservation Easement.
- October 24, 2023 – The BoCC placed the Watermelon Pond – Biro property on the Active Acquisition List as a Conservation Easement purchase (Full Price List).

Watermelon Pond – Johnson Property

- January 14, 2025 - The BoCC approved and authorized the Chair to exercise the Watermelon Pond – Johnson Option Contract to purchase Real Property.
- August 13, 2024 – The BoCC placed the Watermelon Pond – Johnson property on the Active Acquisition List as a Fee Simple purchase (Full Price List).

Watermelon Pond – Eichhorn Property

- February 11, 2025 - The BoCC approved and authorized the Chair to exercise the Watermelon Pond – Eichhorn Option Contract to purchase Real Property.
- September 10, 2024 – The BoCC placed the Watermelon Pond – Eichhorn property on the

Active Acquisition List as a Fee Simple purchase (Full Price List).

Fiscal Note:

Listed below are the final totals for these eight completed acquisition projects: individual details and amounts are included in the attached report.

- WINCHESTER (total all costs) - **\$114,728.58**
- RIMES (total all costs) - \$1,586,289.16 (-\$299,969.40 St. Johns River Water Management District Contribution) = **\$1,286,319.76**
- ELLIOTT CE (total all costs) - **\$191,907.08**
- JACKSON HEIRS (total all costs) - **\$383,225.44**
- HOWELL CE (total all costs) - **\$199,223.33**
- BIRO CE (total all costs)- **\$411,575.24**
- JOHNSON (total all costs) - **\$273,571.45**
- EICHHORN (total all costs) - **\$152,178.25**

Strategic Guide:

Environment

Background:

Alachua County Board of County Commissioners Resolution 22-066, Section 5.b. Final Steps for the Acquisition of Property on the Active Acquisition List, item (12) states: BOCC Notification shall be made on the Commission's agenda to provide information of the final closing costs and associated costs.

These costs are provided via this Notation of Record.