



# Proposed Alachua County Forever Acquisitions

## Lochloosa Slough Flatwoods – Fox Pen Connector Acquisition

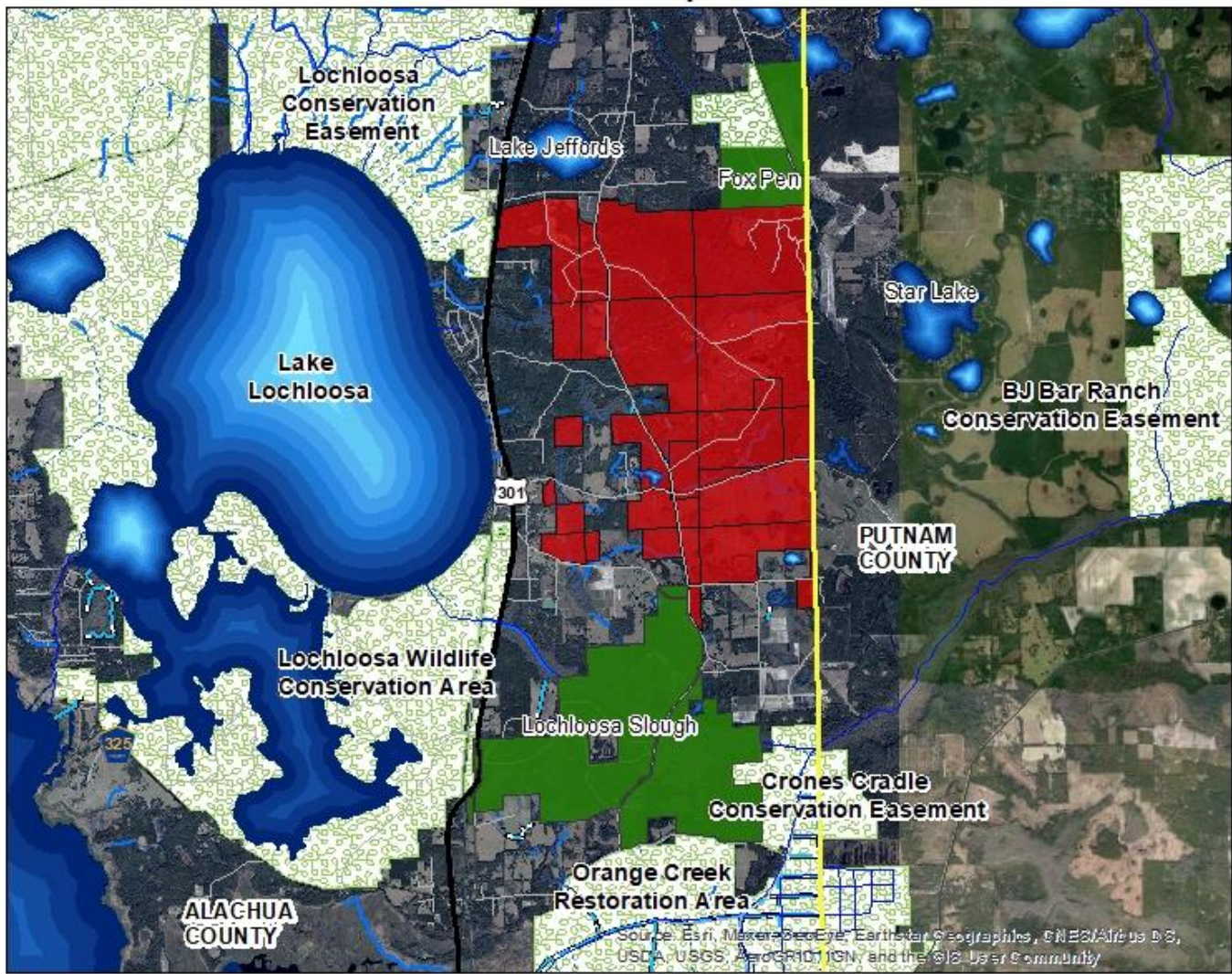
Charlie Houser

Director, Office of Land Conservation & Management

# Summary of Proposed Fox Pen Connector Acquisition

- **Owner:** WEYERHAEUSER NR COMPANY & WEYERHAEUSER COMPANY
- **Parcel numbers:** 20012-000-000, 20019-000-000, 20023-000-000, 20045-000-000, 20052-000-000, 20054-000-000, 20055-000-000, 20058-000-000, 20060-000-000, 20061-000-000, 20062-000-000, 20072-005-000, 20126-004-000, 20134-000-000 and 20144-000-000.  
(15 parcels)
- **Acreage:** 3,995.67 acres±
- **Zoning/Land Use:** Agriculture (A)/Rural-Agriculture
- **Matrix project score:** 7.27 out of 10.00

# Lochloosa Slough Flatwoods - Fox Pen Connector Location Map

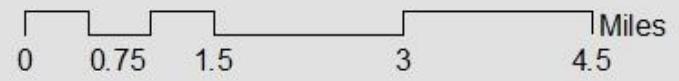


**Legend**

- Fox Pen Connector (~3,995.67 ac)
- ACF Preserve
- Conservation Lands
- Lakes
- Drainage
- County Boundary



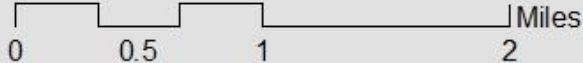
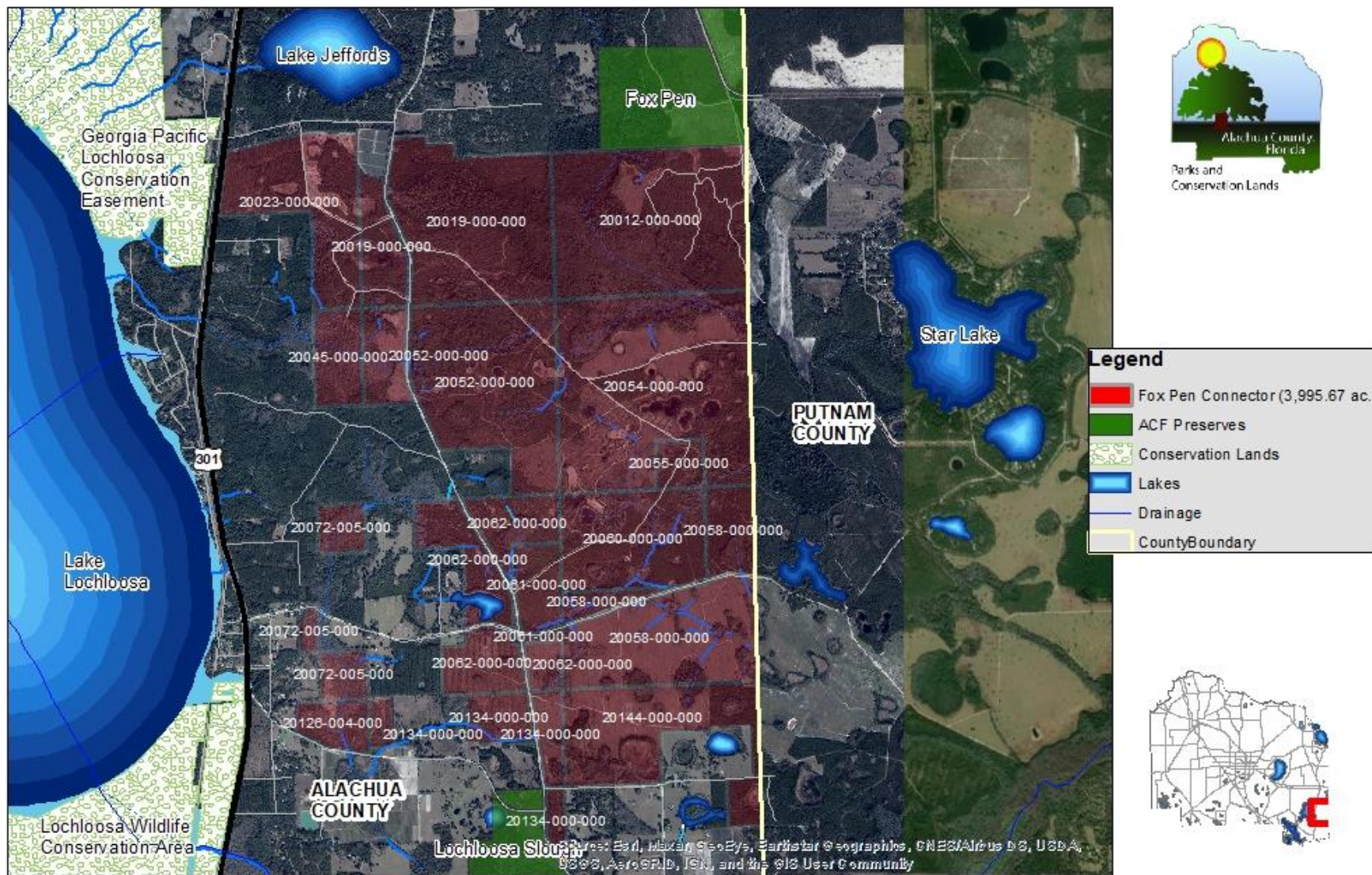
Source: Esri, Maxar, GeoEye, Earthstar, GeoGraphics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



**DISCLAIMER:** This map and the spatial data it contains are made available as a public service, to be used for reference purposes only. The Alachua County Environmental Protection Department provides this information AS IS without warranty of any kind. The quality of the data is dependent on the various sources from which each data layer is obtained.



# Lochloosa Slough Flatwoods - Fox Pen Connector - Parcel Map



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# Fox Pen Connector Natural Resources & Recreation

- Natural Communities:
  - 42% Wetlands
  - Mesic Flatwoods (Pine Plantation): Majority of uplands
  - Sandhill & Scrubby Flatwoods: Small portion of uplands
- Connects Fox Pen with Lochloosa Slough for 6,240 ac. of contiguous County ownership and 9,943 ac. of contiguous public conservation land
- Within East Lochloosa Forest & Lochloosa Slough Strategic Ecosystems
- Within Critical Ecological Corridor
- Extensive recreational opportunities
























# Summary of Proposed Fox Pen Connector Acquisition

- **Purchase Type:** Fee Simple
  - **Land Management:** Alachua County - lead manager
    - Incorporation into Lochloosa Slough Flatwoods Preserve (south).
    - ACT, manages Fox Pen (north)
  - **Closing Date:** August 27, 2021
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# Summary of Proposed Fox Pen Connector Acquisition

- Contract permits only standard title exceptions
- Non-standard exceptions the County may permit:
  - State of Florida
    - Reservations of oil, gas, minerals and fissionable materials and 200-foot wide right of way for a state road (Exceptions #8 & #16)
  - West Putnam Enterprises
    - Perpetual 30-foot-wide easement for road and utilities (Exception #20)
  - Legal Access
    - Public records do not show any legal right of access to northern portion of parcel 20072-005-000 (Exception #27)
  - Road Rights of Way
    - SE 225<sup>th</sup> Drive, SE 162<sup>nd</sup> Ave., SE 177<sup>th</sup> Ave. (Exceptions #30, #31 & #32)



# Summary of Proposed Fox Pen Connector Acquisition

- **Purchase price:** \$2,690.00 /acre; \$10,748,352.30 total (subject to final survey)
  - The purchase price is essentially equal to the average of the two appraisals: \$2,694.52 per acre.
- **Estimated due diligence cost:** \$208,054 for ESA, recording and attorney's fees, title insurance and boundary survey
- **Total Expenditure Request:** \$12,031,241.53 (includes 10% contingency for final acreage based on survey)
- **Weyerhaeuser's Boundary Survey Contribution:** \$60,000



# Recommendation

## Fox Pen Connector Acquisition

1. Approve and authorize the Chair to execute the Contract to purchase the Lochloosa Slough – Fox Pen Connector Tract;
  2. Approve the acquisition subject to the title exception numbers: 8, 16, 20, 27, 30, 31 & 32;
  3. Authorize staff to execute additional documents as necessary to close the transaction; and
  4. Approve budget amendment authorizing the expenditure of funds for due diligence and associated closing costs.
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