




Proposed Alachua County Forever Acquisitions

Santa Fe River – Bell Acquisition

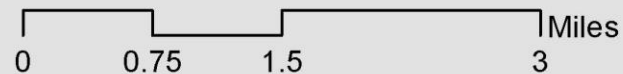
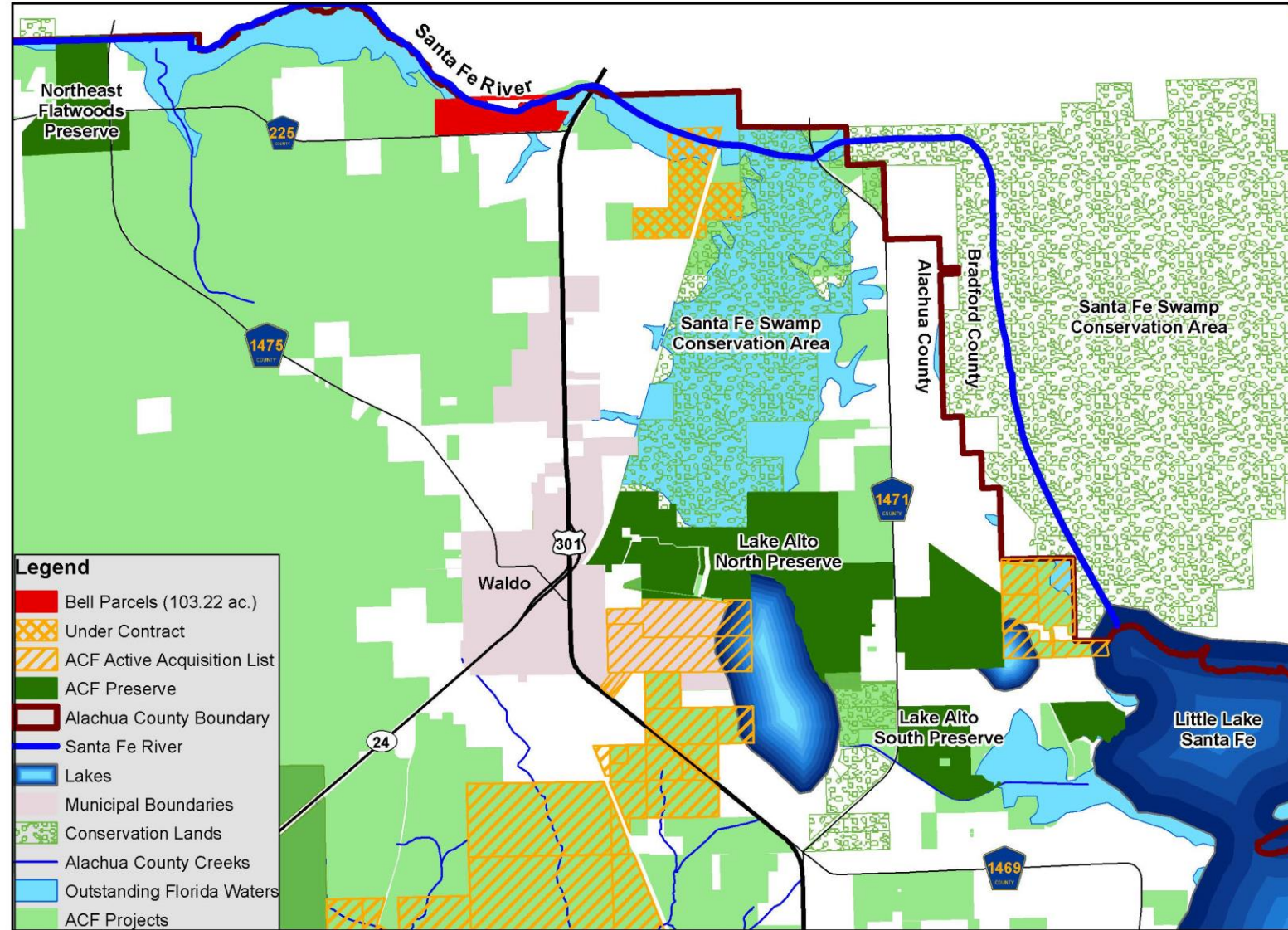
Andi Christman
Program Manager, Land Conservation & Management

Summary of Proposed Bell Acquisition

- **Owner:** Matthew Bell
 - **Assignment Contract:** From Alachua Conservation Trust to Alachua County
 - **Parcel numbers:** 16905-001-000, 16905-002-001, 16905-002-000, 16901-001-000
 - **Acreage:** 103.22 acres± (total)
 - **Zoning/Land Use:** Agriculture (A)/Rural-Agriculture
 - **Matrix project score:** 7.0
- 

(Alachua County) Santa Fe River – Bell Location Map

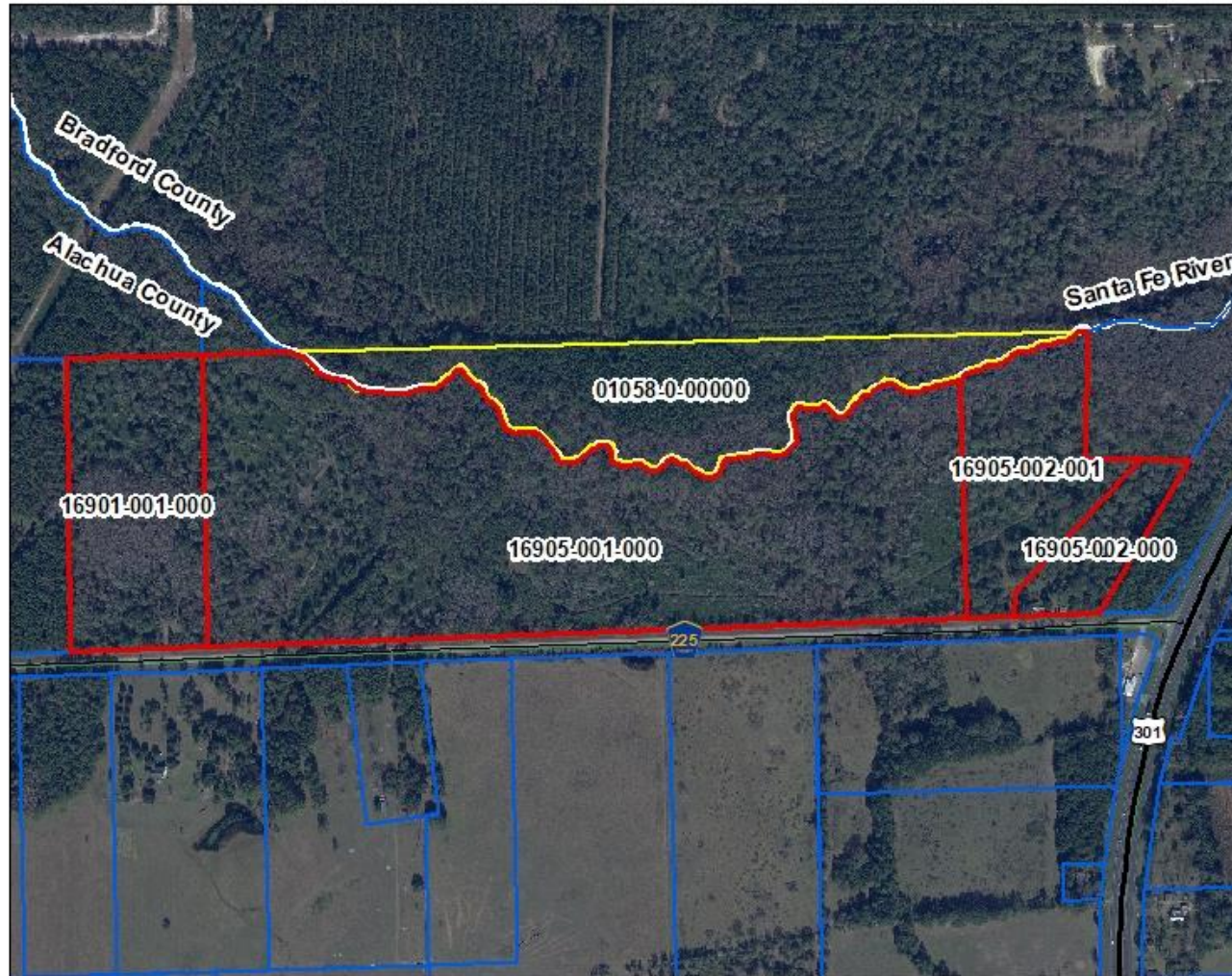
Map 1



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.

(Alachua County) Santa Fe River - Bell Parcel Map

Map 2



Legend

- Bell Parcel (103.22 ac.) - Alachua County
- SFR - Bell: Bradford County Parcel (25a c)
- ACPA Parcels
- County Boundary



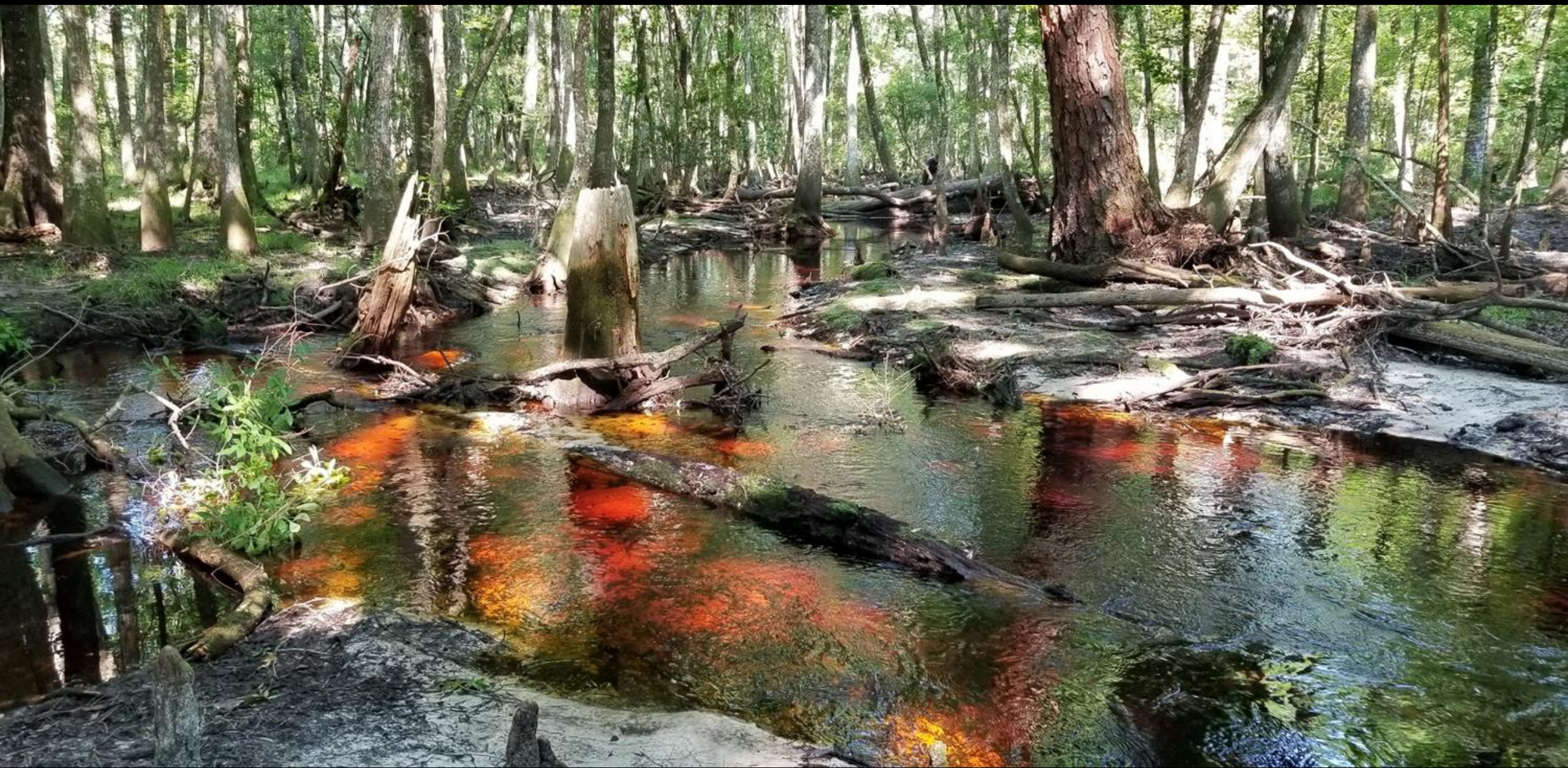
0 0.125 0.25 0.5 Miles

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Bell Natural Resources and Recreation

- Natural Communities:
 - Blackwater River (Santa Fe River), Floodplain Forest, Mesic Flatwoods and Dome Swamp (good to excellent condition)
- More than 100 acres are within Santa Fe River Strategic Ecosystem
- Alachua Conservation Trust (ACT) protecting opposing riverbank & associated 25 acres of floodplain and flatwoods
- Recreation:
 - Alachua County Forever's primary acquisition focus area is the Santa Fe River corridor (Outstanding Florida Water), and this acquisition would add approximately 1 mile of protected Santa Fe River frontage. This Preserve would provide public recreation with trail access to the Santa Fe River.












1915 Homesite and structures



Summary of Proposed Bell Acquisition

- **Assignment Contract:** From Alachua Conservation Trust to Alachua County
 - **Purchase Type:** Fee Simple
 - **Land Management:** Alachua County - lead manager
 - **Closing Date:** January 31, 2023
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Summary of Proposed Bell Acquisition

- Bell Option Contract: No Permitted Exceptions
- Non-standard exception, the County may permit: (Schedule B-II Title Exception #6 #7, #8)
 - #6. Riparian and littoral rights are not insured. (As to Parcel 1, 2 and 3)
 - #7. Possible right of the public to use that part of the land between the water's edge and the apparent boundary of the upland parcel that is now, or was formerly, regularly used by the public for recreational purposes. (As to Parcels 1, 2 and 3)
 - #8. Any portion of the Land laying waterward of the ordinary high-water mark of the Santa Fe River, and lands accreted thereto. (As to Parcels 1, 2 and 3)

Summary of Proposed Bell Acquisition

- **Purchase price:** \$3,500.00/acre; \$361,270.00 total (subject to final survey)
 - The purchase price is slightly less than the average of the two appraisals: \$4,000.00 per acre.
- **Estimated due diligence cost:** \$75,029 for, Phase I ESA, recording and attorney's fees, title insurance and boundary survey
- **Total Expenditure Request:** **\$479,929** (includes 10% contingency)

Bell Acquisition Recommendations

1. Approve and authorize the Chair to execute the Santa Fe River - Bell Partial Assignment of Option Contract (from Alachua Conservation Trust) to purchase Real Property, conditioned upon receipt of evidence that ACT timely paid the Option Payment and also conditioned upon receipt of evidence that one of the following has occurred: (a) that ACT has timely exercised the Option to Purchase, or (b) that the Seller has extended the Option Period through no earlier than November 9, 2022; and
2. Approve and authorize the following, conditioned upon the County entering into the Partial Assignment of Option Contract:
 - a. Authorize staff to close subject to title exceptions numbers 6 through 8, as listed in the attached Title Commitment;
 - b. Authorize staff to execute additional documents as necessary to close the transaction; and
 - c. Approve the attached budget amendment authorizing the expenditure of funds for due diligence and associated closing costs.