




Proposed Alachua County Forever Acquisitions

Padgett Property

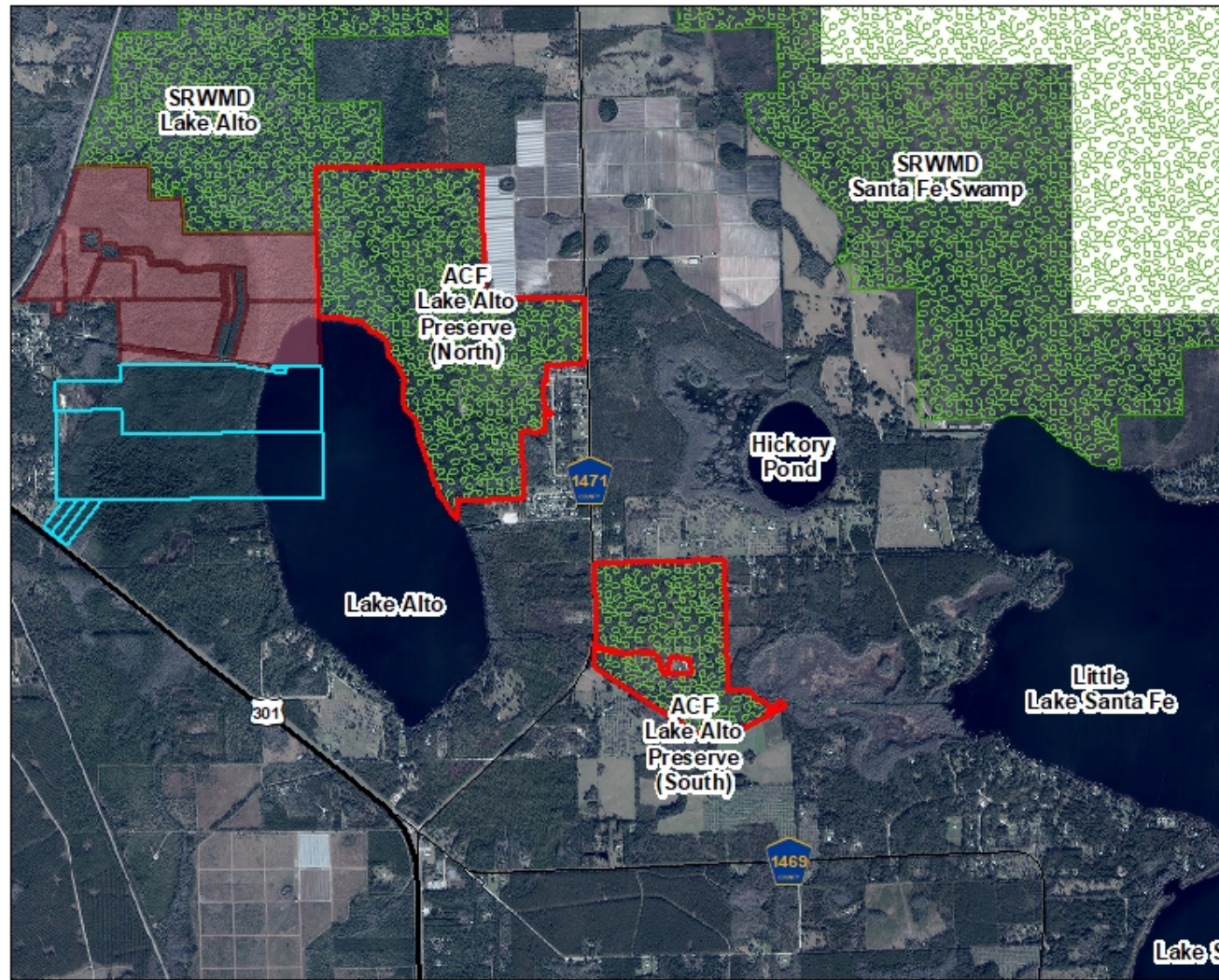
Lake Santa Fe Project Area

Charlie Houser
Director, Land Conservation and Management

Summary of Proposed Padgett Property Acquisition

- **Owner:** Jackie S. Padgett
 - **Parcel numbers:** 16994-000-000, 16994-005-000, 17061-000-000, 17485-001-000, 17487-000-000, 17487-001-027
 - **Acreage:** 323.82 gross acres±, 308 acres± net of lake bottom
 - **Zoning/Land Use:** Agriculture (A)/Rural-Agricultural, SFR
 - **Matrix project score:** 6.73 out of 10.00
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Lake Santa Fe - Padgett Area Map



Legend

- Padgett (~323.82 ac)
- ACF Lake Alto Preserve (662 ac)
- SRWMD (1,580 ac)
- Dinh (322 ac)



0 0.5 1 2 Miles

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Lake Santa Fe - Padgett Parcel Map



Legend

- Padgett (~323.82 ac)
- ACPA Parcels
- Building Footprint
- Lake Bottom (~16 ac)



0 0.15 0.3 0.6 Miles

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Padgett Property Natural Resources

- Frontage on Lake Alto and Waldo Canal
- Adjoins Lake Alto North Preserve and SRWMD Lake Alto Tract
- 232 acres within the Lake Alto Swamp Strategic Ecosystem
- Natural Communities
 - Basin Swamp and Dome Swamp – Excellent to good condition
 - Wet and Mesic Flatwoods – Primarily good, some fair or poor condition
- One bald eagle nest within 250 feet of property













Summary of Proposed Padgett Property Acquisition


- **Purchase type:** Fee Simple
 - **Contract:** Option to Purchase
 - Effective date February 21, 2020 with \$1,000 option payment.
 - 120-day due diligence period. County may terminate for uncured defects.
 - Closing date July 5, 2020.
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Summary of Proposed Padgett Property Acquisition

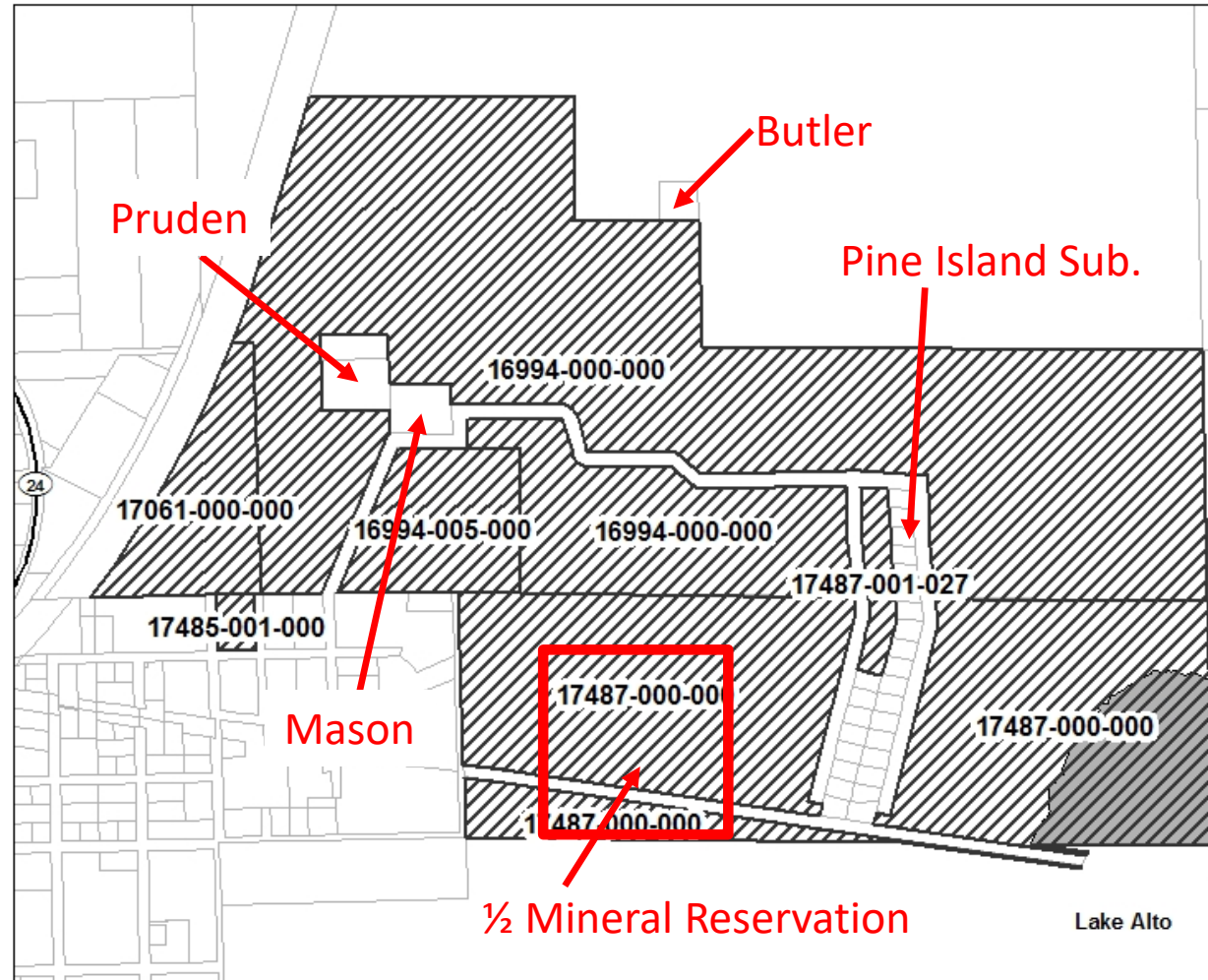
- **Purchase price:** \$1,946.16 per surveyed acre, excluding sovereignty submerged lands, or \$599,067
 - **Estimated due diligence cost:** \$66,103 for ESA, recording and attorney's fees and survey
 - **Total expenditure authority requested:** \$731,687.08 (includes 10% contingency)
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Title Issues

Padgett Property Acquisition

- **Mineral rights:**
 - Reservation in 1954 fee simple deed of one-half of rights in all minerals in the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Sec. 24, T8S, R21E (40 ac.).
 - **Rights of ingress and egress:**
 - Pine Island Subdivision
 - Mason and Pruden
 - Butler
- 

Lake Santa Fe - Padgett Parcel Map



Legend

- Padgett (~307.82 ac)
- Lake Bottom (~16 ac)
- ACPA Parcels

Note: Final Acreage Subject
to Final Survey Results



0 0.125 0.25 0.5 Miles

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Recommendation

1. Approve and exercise the Option to purchase the Lake Santa Fe - Padgett Tract, and authorize staff to execute additional documents as necessary to close the transaction.
 2. Accept title to the property subject to the outstanding one-half interest in mineral rights in the NE 1/4 of the NW 1/4 of Section 24, Township 8 South, Range 21 East as described in Deed Book 315, Page 161.
 3. Accept title to the property subject to rights of ingress and egress for parcels 16994-001-000, 16994-002-000, 16993-002-000 as shown in Exhibit 3 and as presented.
 4. Approve any necessary budget transfers required for the Lake Santa Fe - Padgett Project acquisition.
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