




Proposed Alachua County Forever Acquisitions

Lochloosa Slough Flatwoods - Colasante Acquisition

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Summary of Proposed Colasante Acquisition

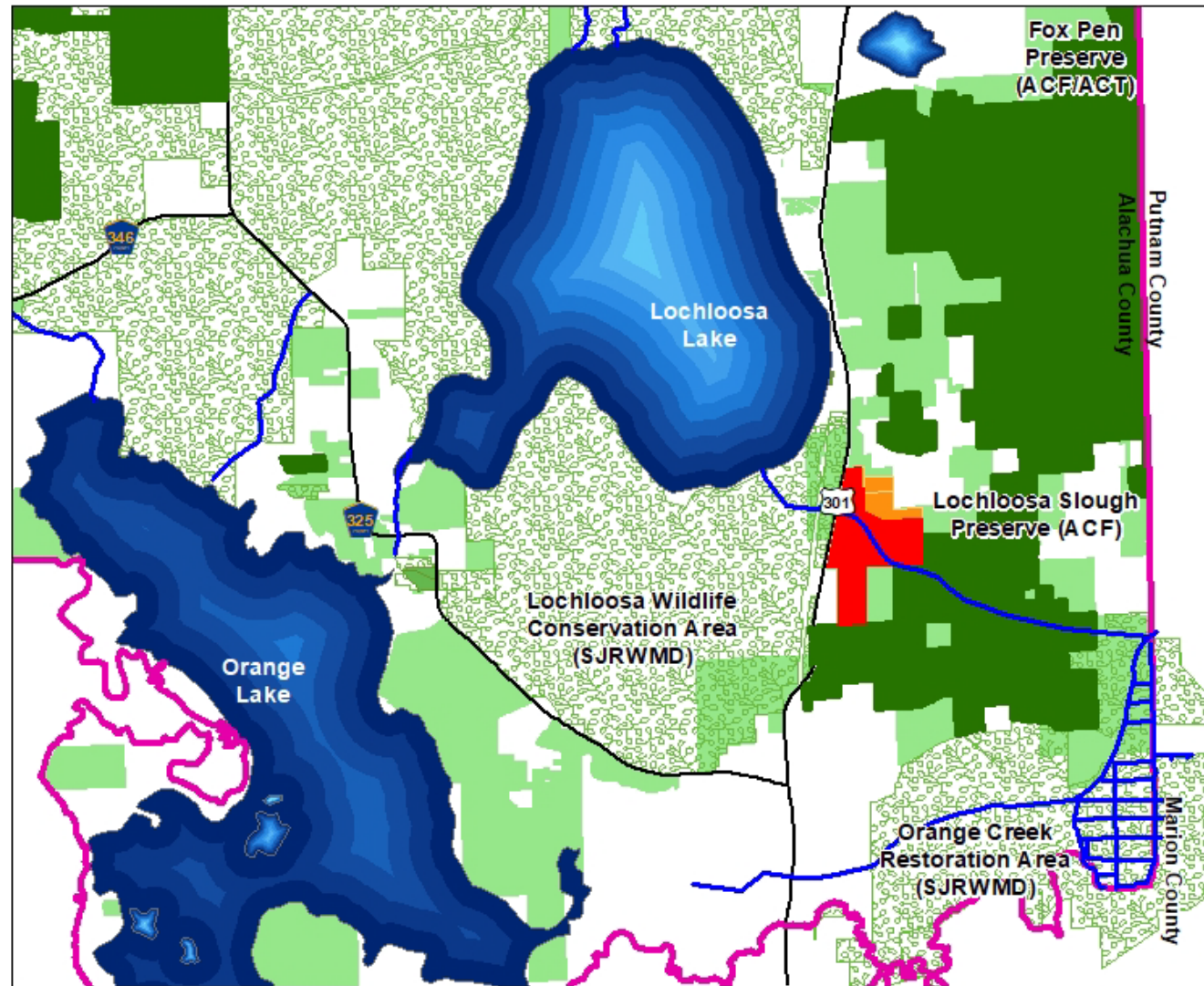
- **Owner:** Ona Colasante
 - **Parcel numbers:** 20127-001-001, 20127-000-000 and 20167-002-000
 - **Acreage:** 350 acres± (total)
 - **Zoning/Land Use:** Agriculture (A)/Rural-Agriculture
 - **Matrix project score:** 7.47
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Lochloosa Slough - Colasante Location Map

Map 1

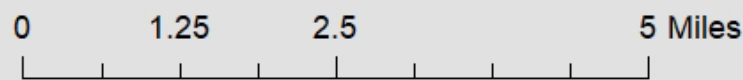


Colasante Parcel Numbers:
 20127-000-000 (103.94 ac)
 20127-001-001 (20.76 ac)
 20167-002-000 (300 ac)



Legend

- Colasante Purchase Footprint (349.7 ac.)
- Colasante Removal from Purchase (75 ac.)
- ACF Preserve
- County Boundary
- ACF Projects
- Conservation Lands
- Alachua County Creeks
- Lakes
- Major Road



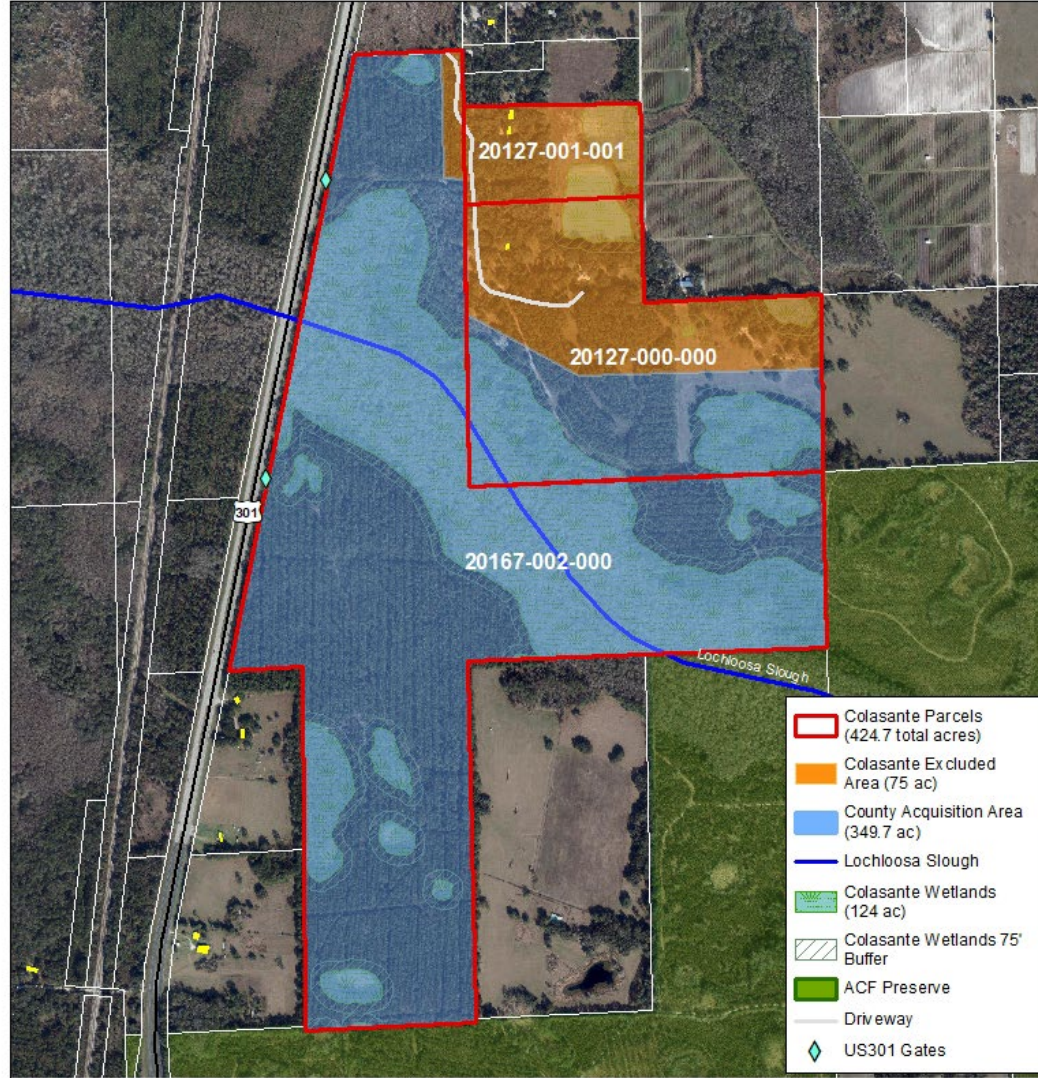
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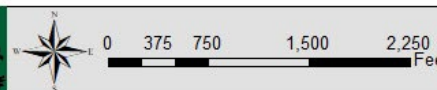
Lochloosa Slough - Colasante Project Footprint



Colasante Parcel Numbers:
20127-000-000 (103.94 ac)
20127-001-001 (20.76 ac)
20167-002-000 (300 ac)



- Colasante Parcels (424.7 total acres)
- Colasante Excluded Area (75 ac)
- County Acquisition Area (349.7 ac)
- Lochloosa Slough
- Colasante Wetlands (124 ac)
- Colasante Wetlands 75' Buffer
- ACF Preserve
- Driveway
- US301 Gates



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Colasante Natural Resources and Recreation

- Natural Communities:
 - Slough, Strand Swamp, Bottomland Forest, Blackwater Stream, Basin Swamp, Wet & Mesic Flatwoods, Mesic Hammock, Baygall and Depression Marsh
- Connects to Lochloosa Slough Preserve, 6,240 ac. of contiguous County ownership and 9,943 ac. of contiguous public conservation land
- 56% of the property is within the Lochloosa Slough Strategic Ecosystem.
- Within Florida Wildlife Corridor, and Critical Ecological Corridor network.
- KBN: “highest quality and most important wetland connection in Alachua County”
- Recreation:
 - Acquiring the 350 acres will contribute towards recreational opportunities within the Lochloosa Slough Preserve.










Summary of Proposed Colasante Acquisition

- **Purchase Type:** Fee Simple
 - **Land Management:** Alachua County - lead manager
 - Incorporation into Lochloosa Slough Preserve
 - **Closing Date:** August 16, 2023
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Summary of Proposed Colasante Acquisition

- Primary Goal: To acquire the last remaining privately held portion of Lochloosa Slough in Alachua County along with the upland buffer which surrounds it.
- The Permitted Exceptions in the Colasante Option Contract consist of:
 - # 5. Terms and conditions of the Easement recorded in O.R. Book 1741, Page 1590 of the Public Records of Alachua County, FL. (as to Parcel I (20127-000-000) (Portion of))
 - # 6. Right of Way Easement recorded in O.R. Book 4107, Page 1400 of the Public Records of Alachua County, FL (as to Parcel 1 (20127-000-000) (Portion of))
 - # 7. Deed Restriction recorded in O.R. Book 4156, Page 2093, Public Records of Alachua County, FL (as to Parcel 1 (20127-000-000) (Portion of))
 - # 8. Reservation of Oil, Gas, and Mineral rights, including active right of access, in favor of the State of Florida, set forth in the deed from Trustees of the Internal Improvement Trust Fund of State of Florida, recorded in Deed Book 206, Page 338, Public Records of Alachua County, FL. (as to Parcel 3 (20167-002-000) (Portion of)).

Summary of Proposed Colasante Acquisition

- Non-standard exceptions, not included in the Option Contract, and that the County may permit: (Schedule B-II Title Exceptions #9, #10 and #11)
 - #9. Access to insured Parcel I (20127-000-000) is by and through adjacent and adjoining Parcel 3 (20167-002-000) and dependent upon common ownership of Parcels 1 and 3 in the proposed insured purchaser. Otherwise, Parcel 1 has not independent access.
 - #10. Riparian and littoral rights are not insured.
 - #11. Any portion of the Land laying waterward of the ordinary high water mark of any body of water, and lands accreted thereto.
 - Closing is contingent upon payment of the County Code Enforcement lien as per Alachua County Code Enforcement Special Magistrate Consent Order, payment of which may be taken from the Seller's proceeds at time of closing.

Summary of Proposed Colasante Acquisition

- **Purchase price:** \$5,224.47 /acre; \$1,826,997 total (subject to final survey)
 - The purchase price is equal to the average of the two appraisals: \$5,224.47 per acre.
 - **Estimated due diligence cost:** \$78,300 for, Phase I ESA, recording and attorney's fees, title insurance and boundary survey
 - **Total Expenditure Request:** \$2,095,807 (includes 10% contingency)
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Colasante Acquisition Recommendations

1. Approve the exercise of the option to purchase real estate pursuant to the Lochloosa Slough – Colasante Option Contract and direct the Chair to execute the attached Notice of Exercise of Option, subject to the County's rights to perform due diligence and notify the Seller of Title Defects as set forth in the Contract;
 2. Approve the acquisition subject to the permitted title exceptions numbers 5 through 8, as listed in the attached Title Commitment and detailed in Exhibit C of the Option Contract; and subject to non-permitted title exceptions #9, #10 and #11, contingent upon payment of the County Code Enforcement lien, and to the subject to the concurrence of the county attorney and of the closing attorney;
 3. Authorize staff to execute additional documents as necessary to close the transaction; and
 4. Approve the attached budget amendment authorizing the expenditure of funds for due diligence and associated closing costs.
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