




# Proposed Alachua County Forever Acquisitions

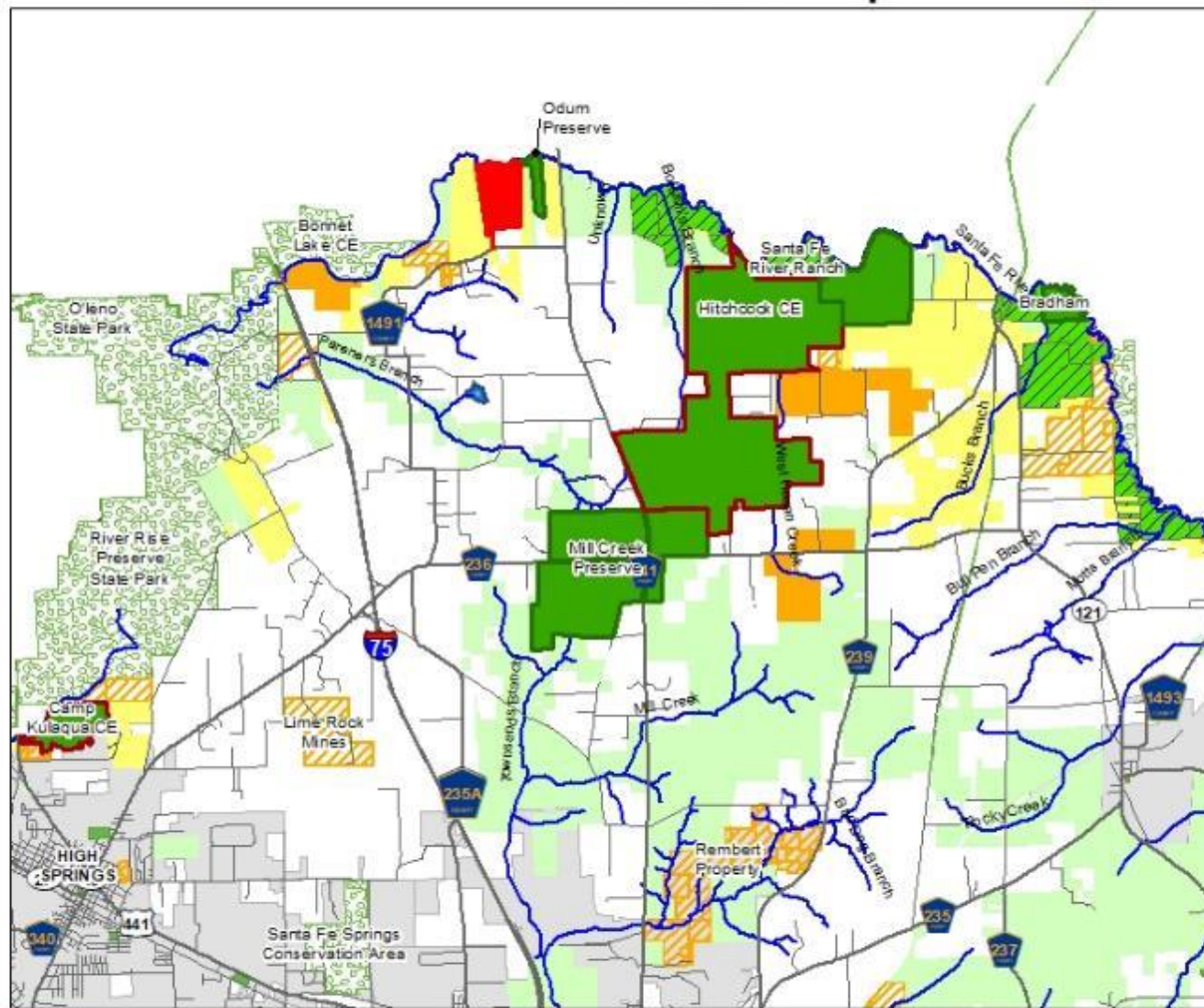
## **Santa Fe River - Matthews Acquisition**

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Program Manager, Land Conservation & Management

# Summary of Proposed Matthews Acquisition

- **Owner:** Betty Matthews and Joel Matthews
  - **Parcel numbers:** 02725-000-000 & 02725-004-000
  - **Acreage:** 202.53 acres± (total)
  - **Zoning/Land Use:** Agriculture (A)/Rural-Agriculture
  - **Matrix project score:** 7.60
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# Santa Fe River - Matthews Location Map



## Legend

- Matthews (~202 ac)
- ACF Preserve
- ACF Conservation Easement
- Conservation Lands
- Alachua County Creeks
- Municipal Boundaries
- County Boundary

## ACF Nominations

### Status

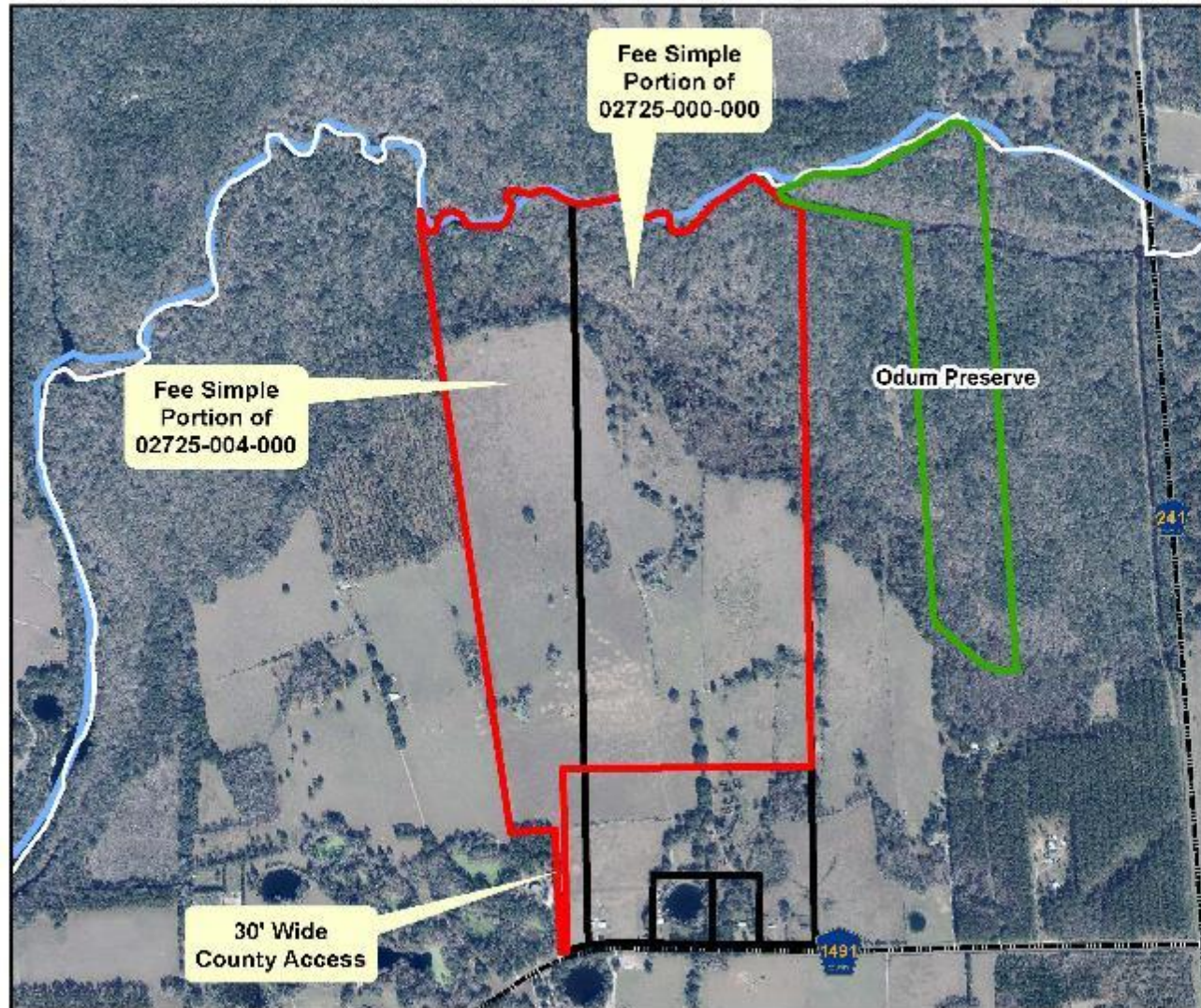
- Nomination
- Eligibility Pool
- Priority Pool
- Active Aquisition
- Acquired by Partner



0 1.25 2.5 5 Miles

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# Santa Fe River - Matthews Parcel Map



**Legend**

- Matthews Fee Simple (~202 ac)
- Matthews Ownership (~247 ac)
- County Preserve
- Santa Fe River
- County Road
- County Boundary



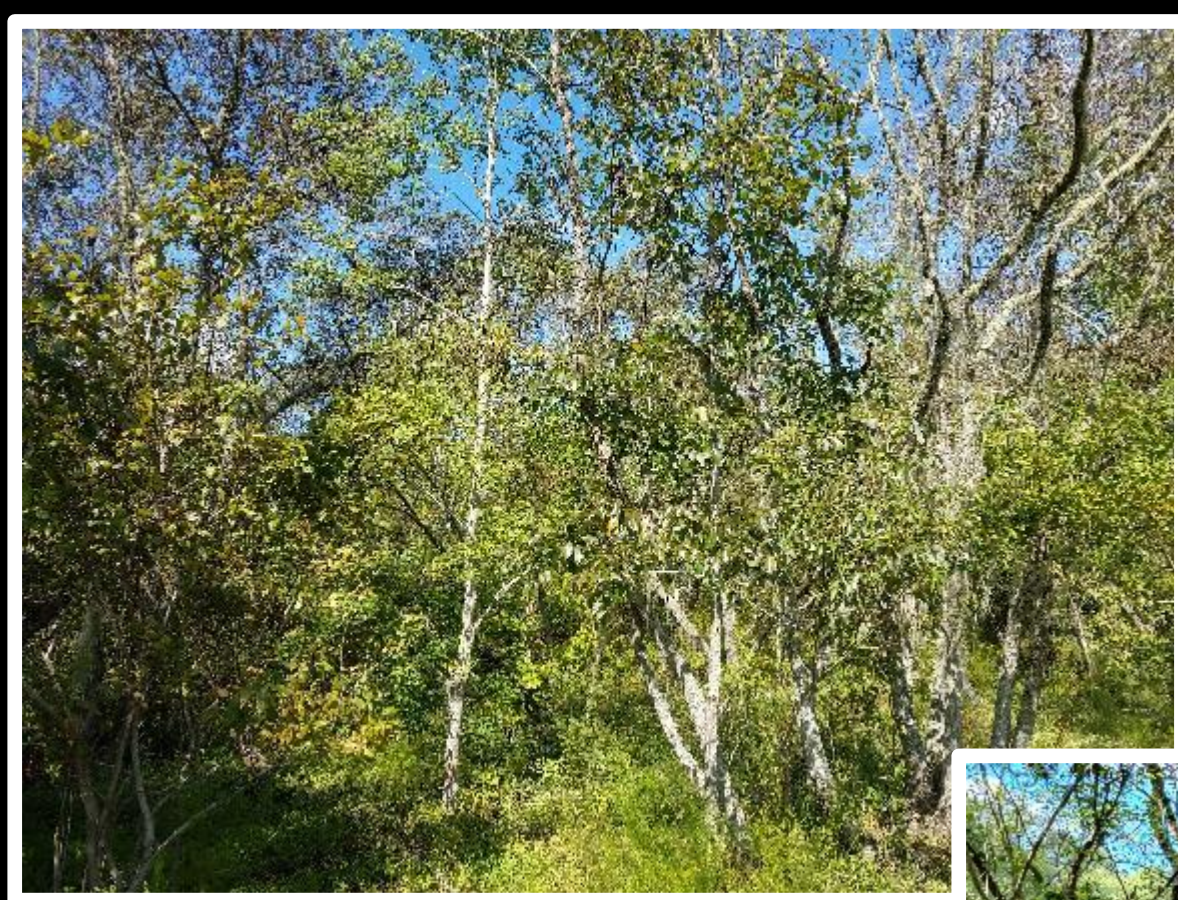
0 0.125 0.25 0.5 Miles

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# Matthews Natural Resources and Recreation

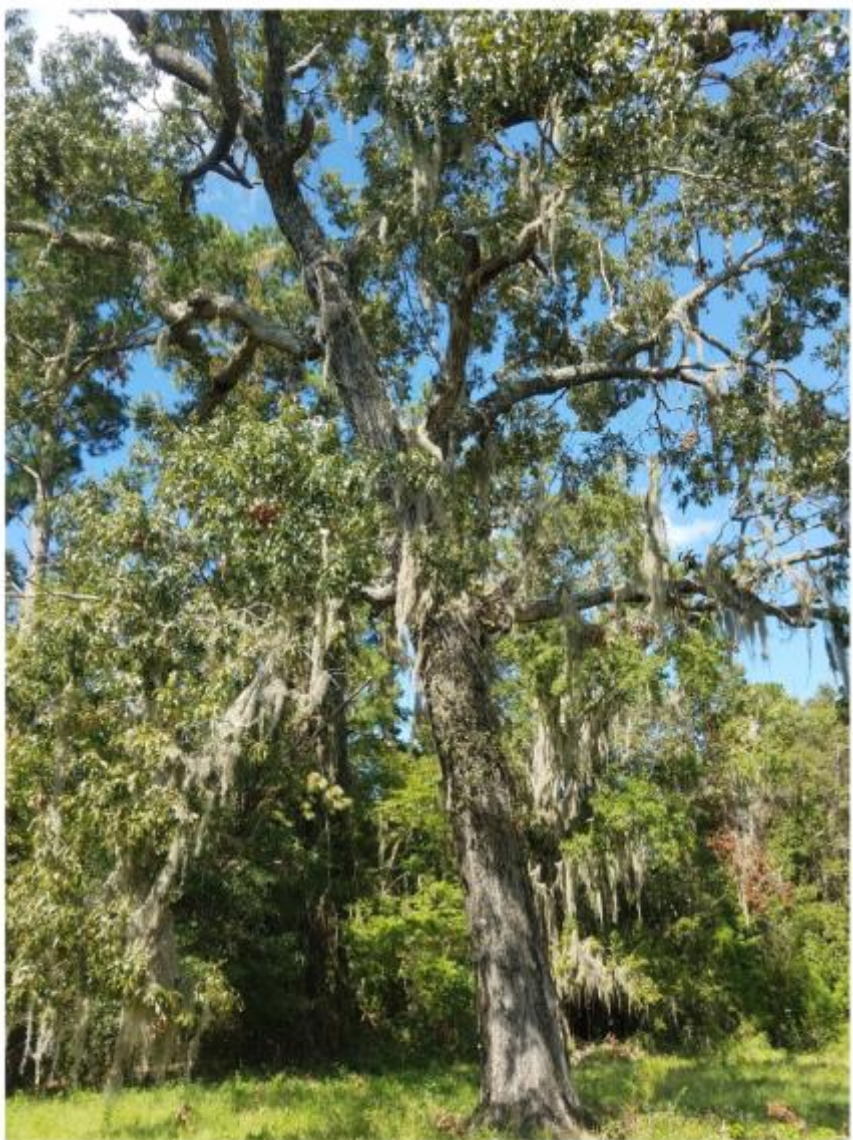
- Natural Communities:
  - Blackwater River (Santa Fe River), Floodplain Swamp, Bottomland Hardwood Forest, Upland Hardwood Forest and Sinkhole
- 100 acres are within Santa Fe River Strategic Ecosystem
- Adjacent to Alachua County's Odum Preserve
- Recreation:
  - Alachua County Forever's primary acquisition focus area is the Santa Fe River corridor (Outstanding Florida Water), and this acquisition would add 3,300 feet of protected Santa Fe River frontage. This Preserve would provide public recreation with trail access to the Santa Fe River and potential for sweeping views of the river floodplain into Union County due to the rolling topography.











# Summary of Proposed Matthews Acquisition

- **Purchase Type:** Fee Simple
- **Land Management:** Alachua County - lead manager
- **Closing Date:** February 12, 2023 (135 days after September 30th)



# Summary of Proposed Matthews Acquisition

- Matthews Option Contract: No Permitted Exceptions
- Non-standard exception, the County may permit: (Schedule B-II Title Exception #4 #5, #6, #7, #8, #9)
  - #4. Phosphate, Minerals, Metals and Petroleum Reservations and Easement for State Road right of way in favor of the State of Florida, as set forth in the deed from the Trustees of the Internal Improvement Fund, recorded in Deed Book 226, Page 462.
  - #5. Phosphate, Minerals, Metals and Petroleum Reservations and Easement for State Road right of way in favor of the State of Florida, as set forth in the deed from the Trustees of the Internal Improvement Fund, recorded in Official Records Book 902, Page 160. (Right of entry released by FS 270.11)
  - #6. Phosphate, Minerals, Metals and Petroleum Reservations and Easement for State Road right of way in favor of the State of Florida, as set forth in the deed from the Trustees of the Internal Improvement Fund, recorded in Official Records Book 925, Page 231.
  - #7. Boundary Agreement recorded in Official Records Book 983, Page 87.
  - #8. Easement(s) in favor of Alachua County, a political subdivision of the State of Florida set forth in instrument(s) recorded in Official Records Book 1044, Page 901.
  - #9. Oil, Gas and Mineral Lease recorded in Official Records Book 1426, Page 687, as assigned by instruments in Official Records Book 1450, Page 78 and Official Records Book 1522, Page 122; Depository Notices recorded in Official Records Book 1563, Page 2655, and Official Records Book 1596, Page 1839. (NOTE: This exception to be deleted if requirement B-I (4)(B) satisfied.)

# Summary of Proposed Matthews Acquisition

- **Purchase price:** \$4,601.00/acre; \$929,402 total (subject to final survey)
  - The purchase price is essentially equal to the average of the two appraisals: \$ 4,601.00 per acre.
- **Estimated due diligence cost:** \$79,500 for, Phase I ESA, recording and attorney's fees, title insurance and boundary survey
- **Total Expenditure Request:** **\$1,109,792** (includes 10% contingency)

# Matthews Acquisition Recommendations

1. Approve and authorize the Chair to exercise the Santa Fe River – Matthews Option Contract to purchase Real Property, subject to the County's rights to conduct due diligence inspections and notice Seller of Title Defects and Environmental Defects as set forth in the Contract;
  2. Approve the acquisition subject to title exceptions #4, #5, #6, #7, and #8, as listed in the attached Title Commitment;
  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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