



## Proposed Alachua County Forever (ACF) Acquisitions

# Lochloosa Connector– Rimes Acquisition

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# Summary of Proposed Rimes Acquisition

- **Owner:** Lessie Rimes
- **Parcel numbers:** 18354-038-045, 18354-038-046, 18354-038-007
- **Acreage:** ± 161 acres (± 230 acres including Sovereign Submerged Lands)
- **Zoning/Land Use:** Agricultural (A)/Rural-Agriculture, CCSAS Hammock and Wetland (18354-038-045); Agricultural (A)/CCSAS Hammock and Wetland (18354-038-046); Agricultural, R-1A/ CCSAS Hammock (18354-038-007)
- **Matrix project score:** 7.47

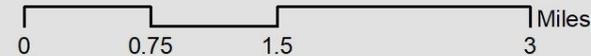


# Lochloosa Forest Connector Rimes Location Map



**Legend**

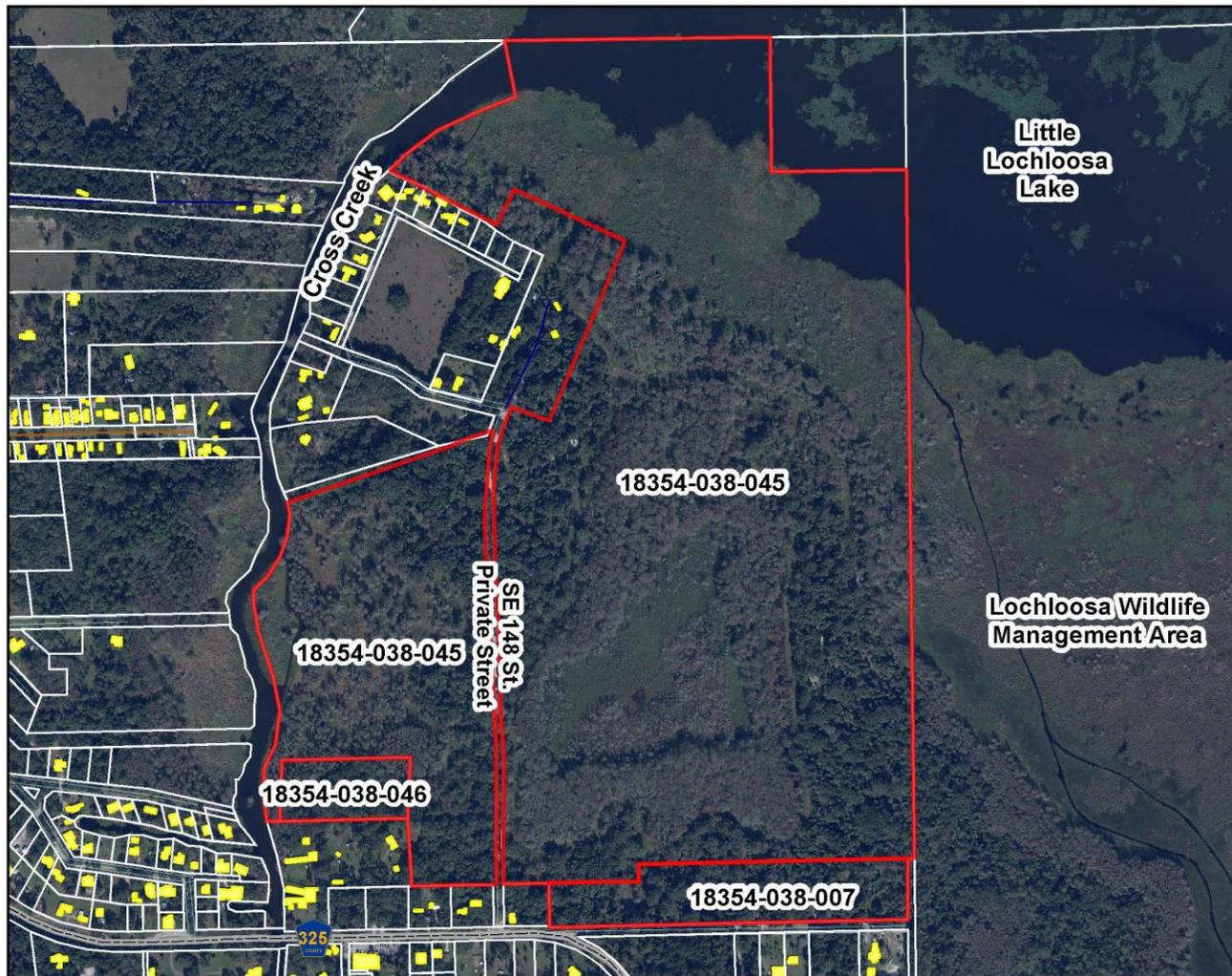
- Rimes Boundary (~161 ac\*)
- ACF Preserve
- ACF Conservation Easement
- Conservation Lands
- ACTIVE ACQUISITION LIST
- Outstanding Florida Waters
- Alachua County Creeks



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.

\* Rimes acres total ~230 ac including sovereign submerged lands

# Lochloosa Forest Connector - Rimes Parcel Map (4/20/2023)

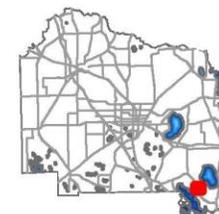


**Legend**

- Rimes Boundary (230 ac.)
- ACPA Parcels
- Building Footprints

**Acres are GIS Estimate  
&  
SE 148th St. Removed**

Rimes property ~161 ac  
without including sovereign  
submerged lands

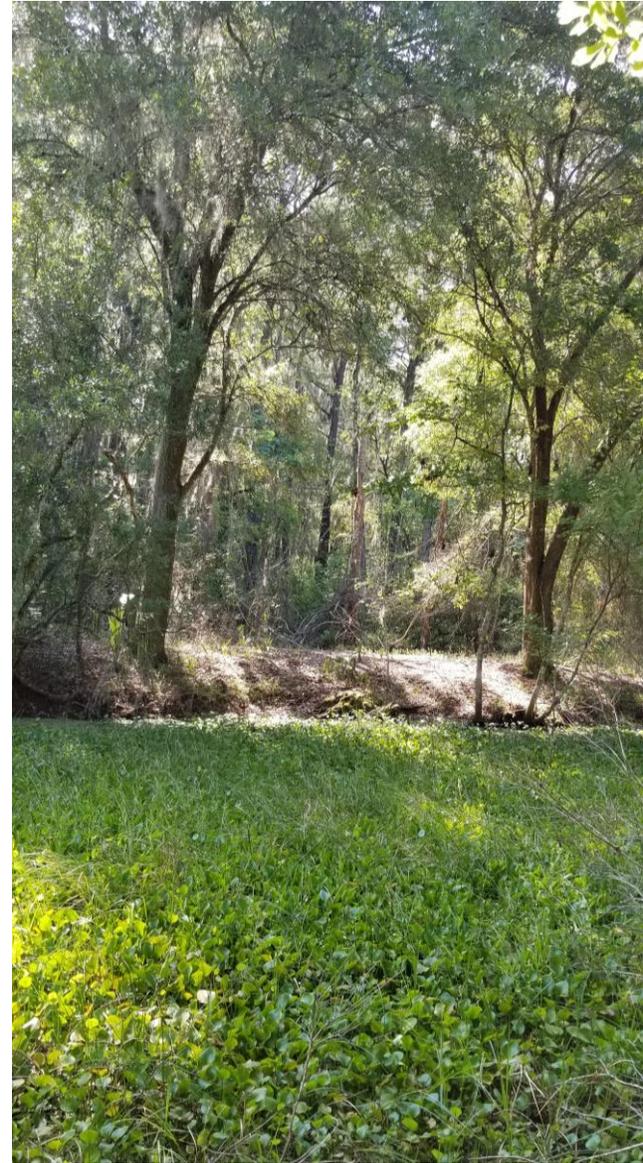


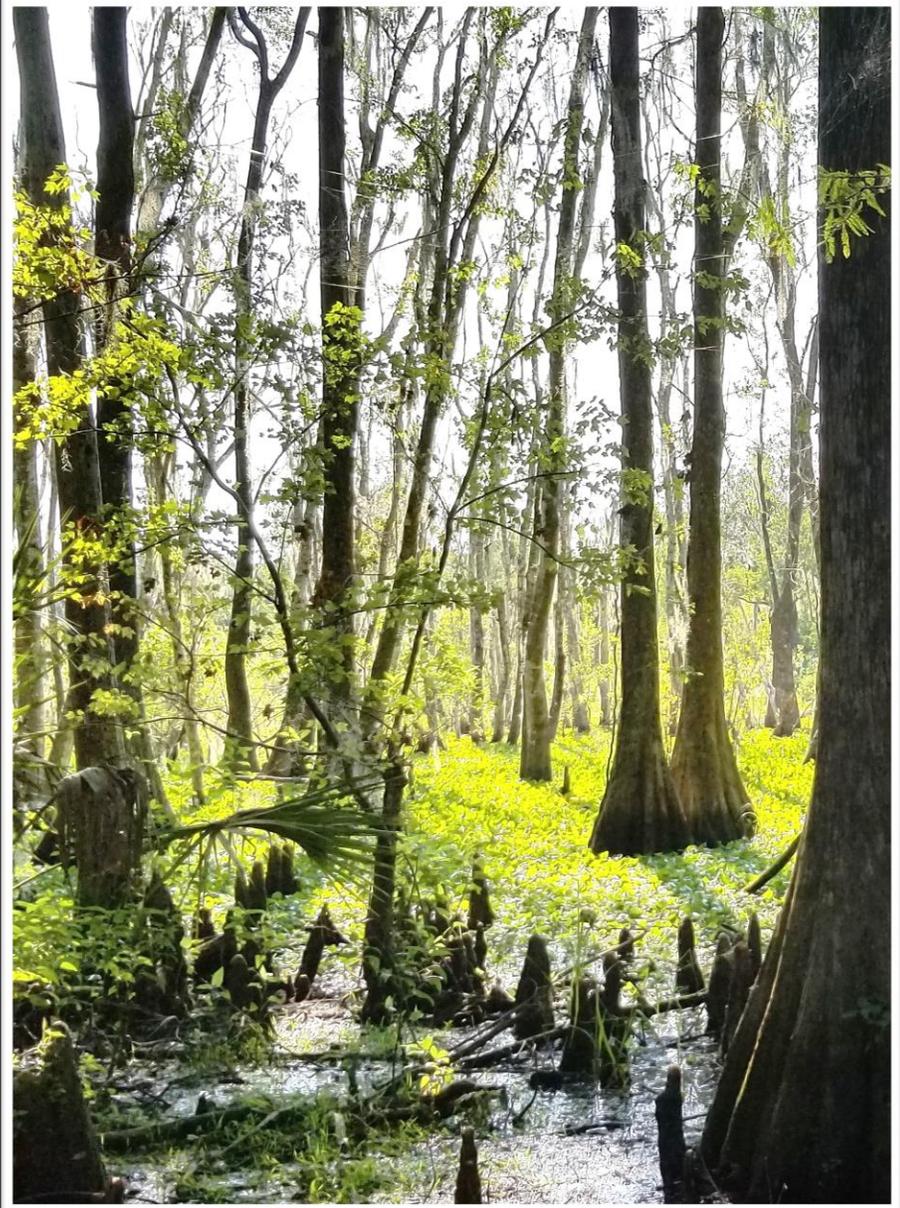
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# Rimes Natural Resources and Recreation

- Natural Communities:
  - Lakeshore swamp, Basin marsh, Marsh lake, Mesic Hammock
- Located within the Lochloosa Forest-Levy Prairie Connector ACF Project Area
- Adjacent to Lochloosa Wildlife Conservation Area – which abuts the property to the north and east; also has frontage on Little Lake Lochloosa which is an Outstanding Florida Water; adjacent to Cross Creek (the water body), which abuts the property to the west
- Recreation:
  - Property will be assessed for appropriate recreational opportunities as part of the management plan development subject to approval by both the County and SJRWMD









# Summary of Proposed Rimes Acquisition

- **Purchase Type:** Fee Simple (flat fee Option Contract)
    - Alachua County: 70% undivided interest
    - St. Johns River Water Management District (SJRWMD): 30% undivided interest
  - **Land Management:** SJRWMD - lead manager (anticipated)
  - **Closing Date:** ~May 23, 2024 (135 days after January 9<sup>th</sup>)
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# Summary of Proposed Rimes Acquisition

- Rimes Option Contract: No Permitted Exceptions
- Non-standard exceptions the County may permit: Schedule B-II Title Exceptions #7, #8, #9, #10, #11, #12, #13, and #14:
  - **# 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.
  - **# 8.** All matters contained on the plat of Forrest Grove Subdivision, as recorded in Plat Book A, Page 41, Public Records of Alachua County, Florida. (As to Parcel 1)

# Summary of Proposed Rimes Acquisition

- **# 9.** Reservations in favor of the State of Florida, as set forth in the deed from the Trustees of the Internal Improvement Fund of the State of Florida recorded August 16, 1954, under Deed Book 322, Page 394, Public Records of Alachua County, Florida; however, the right of entry and exploration associated with the oil and mineral reservation has been released pursuant to Sec. 270.11, F.S. (As to Lot 12 of Parcel I)
- **# 10.** Easement for road right-of-way, ingress, egress, utilities and drainage contained in Deeds of Easement recorded in O.R. Book 1010, Page 43 and O.R. Book 1010, Page 45, Public Records of Alachua County, Florida. (As to Parcel I)
- **# 11.** Easement for ingress, egress and public utilities contained in Easement recorded in O.R. Book 2050, Page 1103, Public Records of Alachua County, Florida. (As to Parcel 1)

# Summary of Proposed Rimes Acquisition

- **# 12.** Easement for ingress, egress and public utilities contained in Warranty Deed recorded in O.R. Book 4912, Page 982, Public Records of Alachua County, Florida. (As to Parcel I)
- **# 13.** Easement for ingress, egress and public utilities contained in Warranty Deed recorded in O.R. Book 1233, Page 726, Public Records of Alachua County, Florida. (As to Parcel I)
- **# 14.** Rights of ingress and egress of other parties over the lands described herein, due to other parties' lands being landlocked by the lands described herein, including, but not limited to, rights created under Chapters 704 and 712, Florida Statutes.

**Some of the title exceptions may be deleted prior to closing based on additional title examination or the survey.**



# Summary of Proposed Rimes Acquisition

- **Purchase price:** \$1,453,347 total (not subject to final survey)
  - The purchase price slightly less than the average of the two appraisals: \$1,978,498.
- **Estimated due diligence cost:** \$111,200 for, Phase I ESA, recording and attorney's fees, title insurance and boundary survey
- **Total Expenditure Request:** \$1,721,002 (includes 10% contingency)
  - SJRWMD maximum contribution \$300,000

# Rimes Acquisition Recommendations

1. Approve and authorize the Chair to exercise the Lochloosa Connector – Rimes Tri-Party 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 non-permitted title exceptions #7, #8, #9, #10, #11, #12, #13, and #14, as listed in the attached Title Commitment, and subject to the concurrence of the County attorney and closing attorney;
3. Approve and authorize the Chair to exercise the Lochloosa Connector – Rimes Joint Participation Agreement with the St. Johns River Water Management District;
4. Authorize staff to execute additional documents as necessary to close the transaction including the pursuit of a non-public access easement on SE 148<sup>th</sup> St.; and
5. Approve the attached budget amendment authorizing the expenditure of funds for due diligence and associated closing costs.