


Proposed Alachua County Forever (ACF) Acquisitions



Santa Fe River – Block Family Partnership of Gainesville, LTD. Acquisition and Grant Agreement

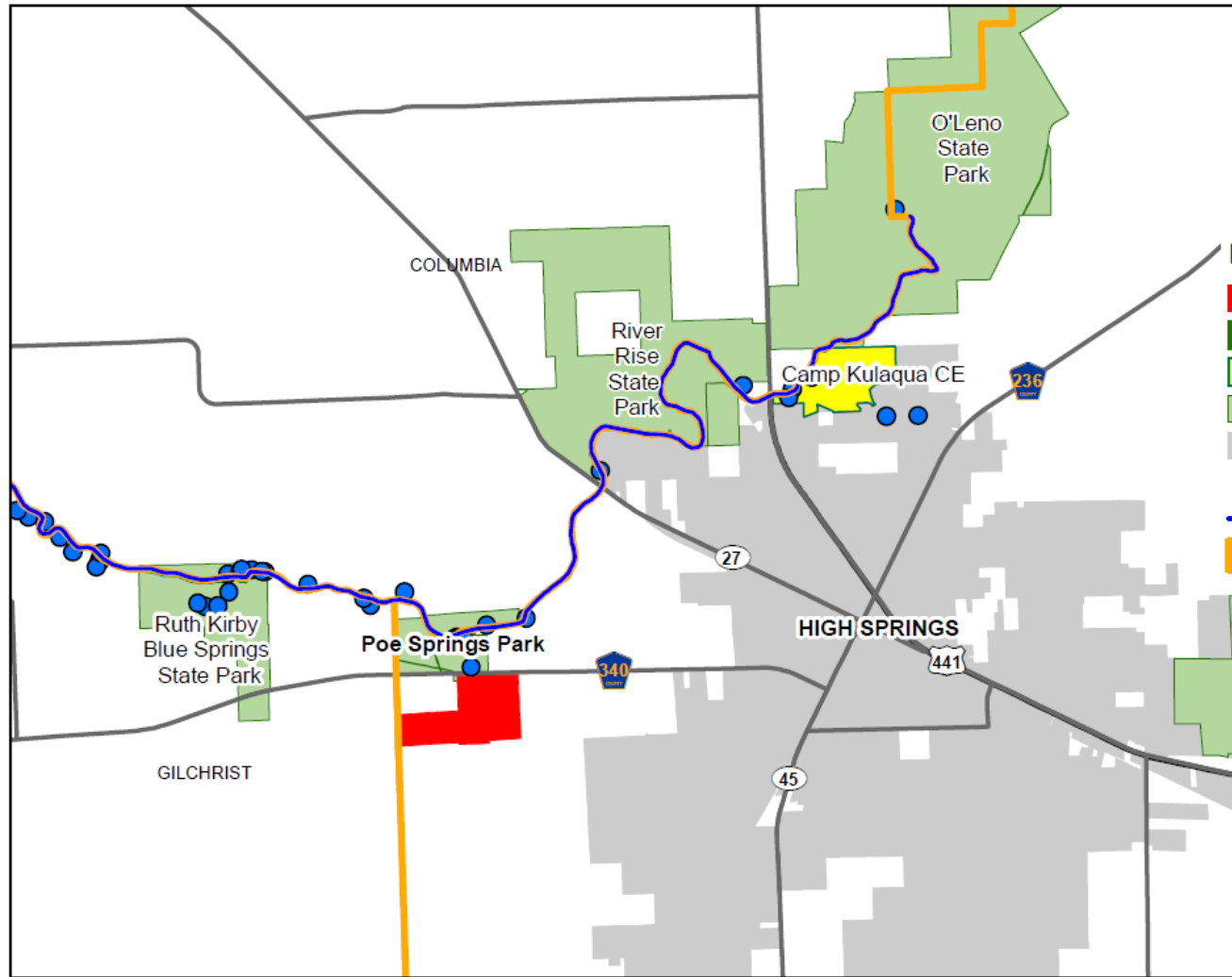
Andi Christman
Program Manager, Land Conservation & Management

Summary of Proposed Block Acquisition

- **Owner:** Block Family Partnership of Gainesville, LTD
 - **Parcel number:** 01454-000-000
 - **Acreage:** ± 250.21 acres
 - **Zoning/Land Use:** Agricultural (A)/Rural-Agriculture
 - **Matrix project score:** 6.13
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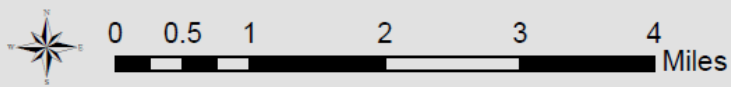
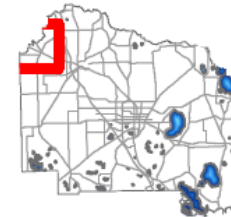
Santa Fe River - Block Family Partnership Location Map

Map 1



Legend

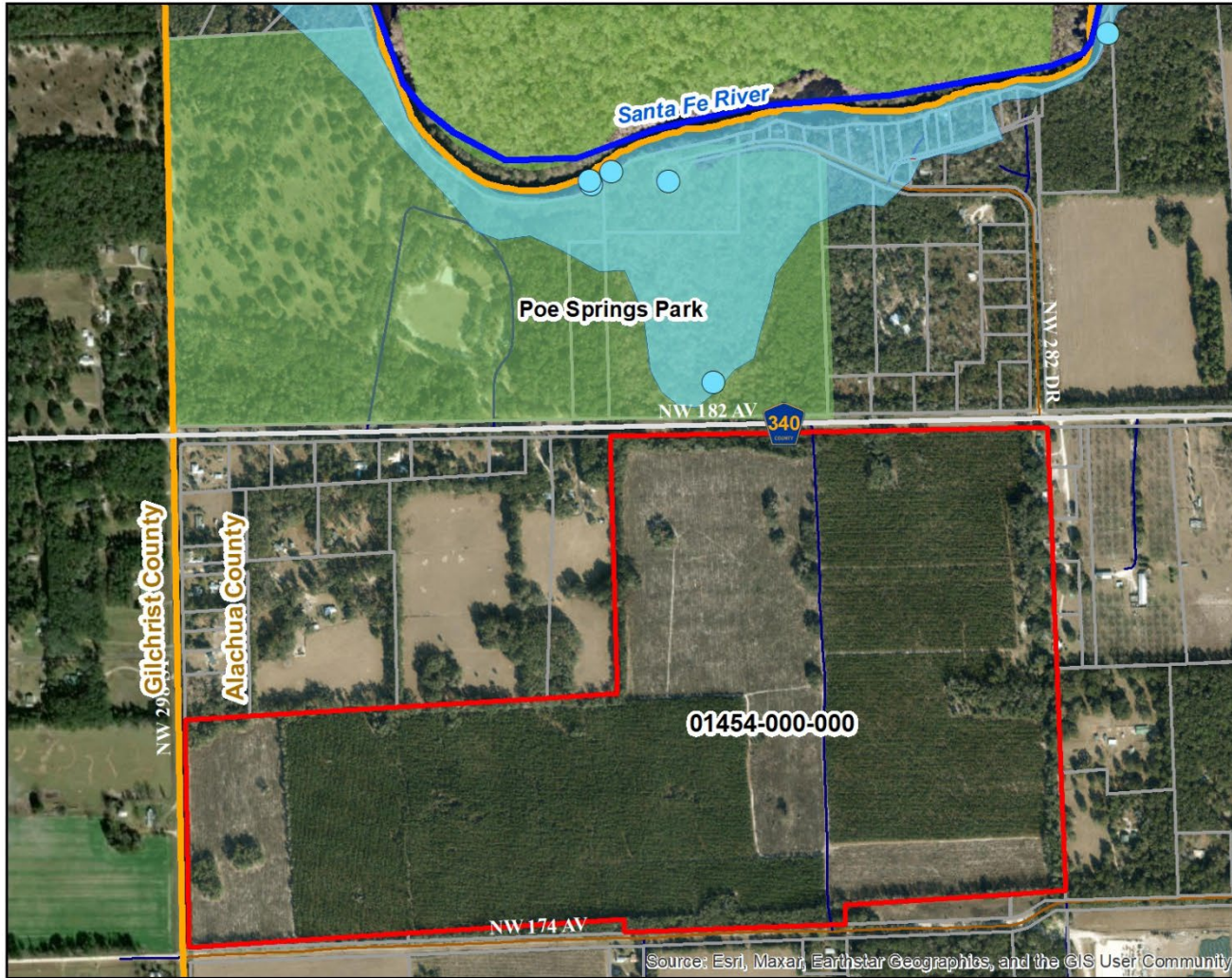
- Block Family Partnership (~250 ac)
- ACF Preserve
- Conservation Easement
- Public Conservation Lands
- Municipal Boundaries
- Florida_Springs_2016
- Alachua County Creeks
- County Boundary



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.

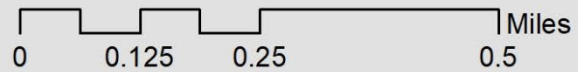
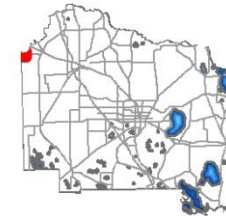
Santa Fe River - Block Family Partnership Parcel Map

Map 2



Legend

- Block Parcel (250.21 ac.)
- Protected Lands
- Santa Fe River
- Outstanding Florida Waters
- Springs
- County Boundary



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Block Natural Resources and Recreation

- Natural Communities:
 - 11 Sinkholes and Pine Plantation, with native flora
- Located within:
 - Santa Fe River ACF Project Area (Highest Ranked)
 - Springs Protection Focus Area for Poe Springs
 - Santa Fe River Watershed
 - Within 0.5 mile of Santa Fe River (Outstanding FL Waters)
- Recreation:
 - Property is appropriate for upland recreational opportunities and could be linked to Poe Springs County Park, across the street. Details will be developed as part of the management plan writing.











Summary of Proposed Block Acquisition

- Block Option Contract: No Permitted Exceptions
- Non-standard exceptions the County may permit: Schedule B-II Title Exceptions #5, #6:
 - **# 5.** Reservation 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 in O.R. Book 321, Page 597, Public Records of Alachua County, Florida.
 - **# 6.** SUBJECT TO an existing power line easement 100 feet in width across the North end of the NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 7, Township 8 South, Range 17 East, as recorded in Deed Book 226, page 114 of the Public Records of Alachua County, Florida.
 - Some of the title exceptions may be deleted prior to closing based on additional title examination or the survey.

Summary of Proposed Block Acquisition

- **Purchase Type:** Fee Simple (Option Contract)
- **Land Management:** Alachua County - lead manager
- Estimated due diligence cost = \$68,926
 - Boundary survey and signage
 - Title insurance
 - Phase I ESA
 - Attorney's fees and recording
- **Total Expenditure Request:** (\$2,140,051 - \$1,668,917) = **\$471,134**
 - Land cost = \$1,876,575
 - Due diligence = \$68,926
 - 10% contingency = \$194,550
- **Closing Date:** September 12, 2024

\$1,668,917
FLDEP/SRWMD
Springs Protection Grant
Reimbursement Award

Block Acquisition Recommendations

1. Approve and authorize the Chair to exercise the Santa Fe River – Block 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 #5, and #6, as listed in the attached Title Commitment, and subject to the concurrence of the County attorney and 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; and
5. Approve and authorize the Chair to sign the Grant Contract Agreement LPS0107 between Alachua County and the FDEP; and
6. Authorize the County Manager to execute all related documents and amendments as needed to receive the grant.