




Proposed Alachua County Forever (ACF) Acquisitions

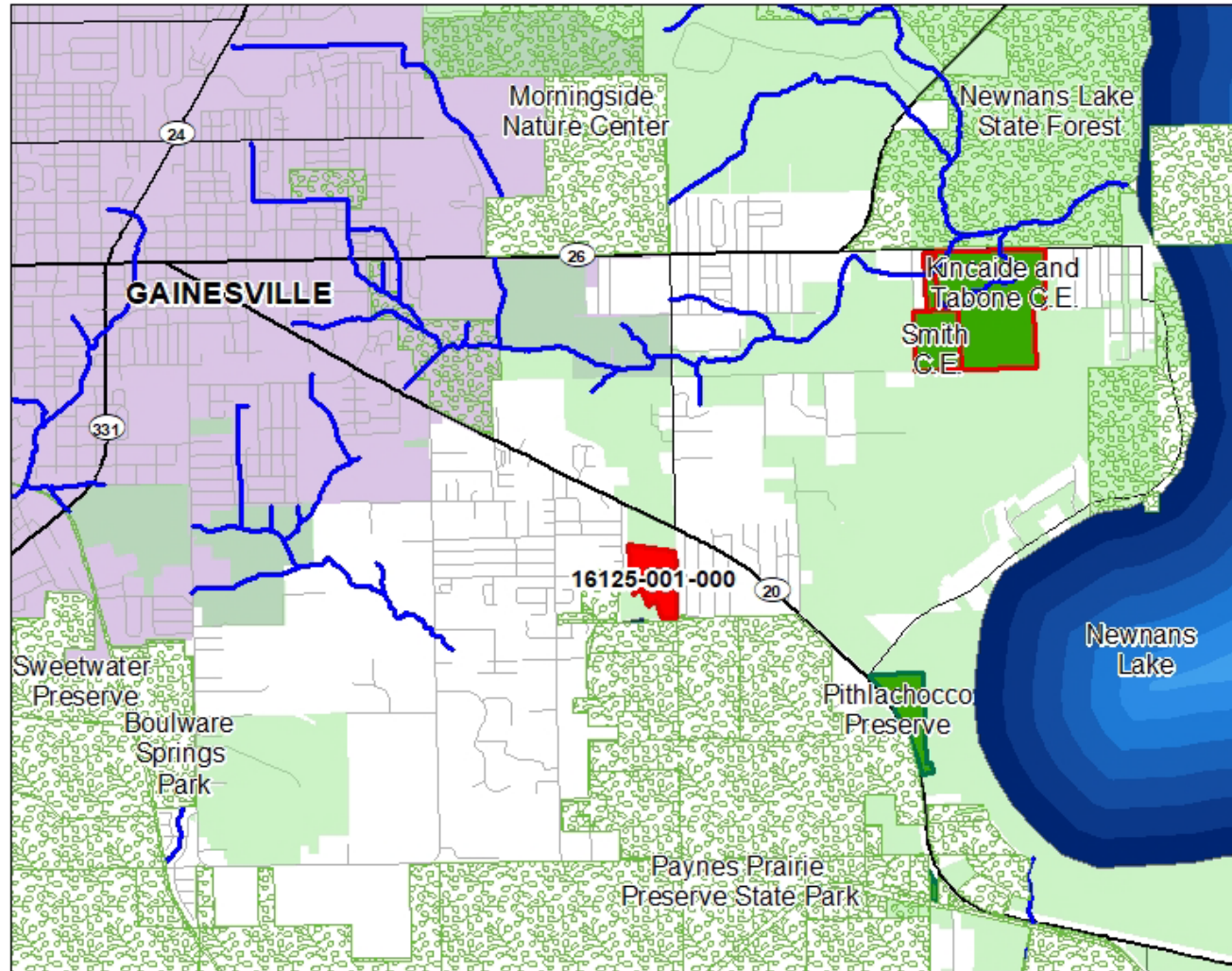
Lake Forest Creek – K Squared Holdings Fee Simple Acquisition

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Summary of Proposed K Squared Acquisition

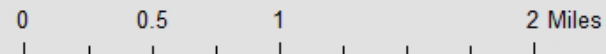
- **Owner:** K Squared Holdings, LLC.
 - **Parcel number:** 16125-001-000
 - **Acreage:** ± 29 acres
 - **Zoning/Land Use:** Residential Single Family (R-1A)/Low Density (1-4du/acre)
 - **Matrix project score:** 6.97
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Lake Forest Creek - K Squared Holdings Location Map



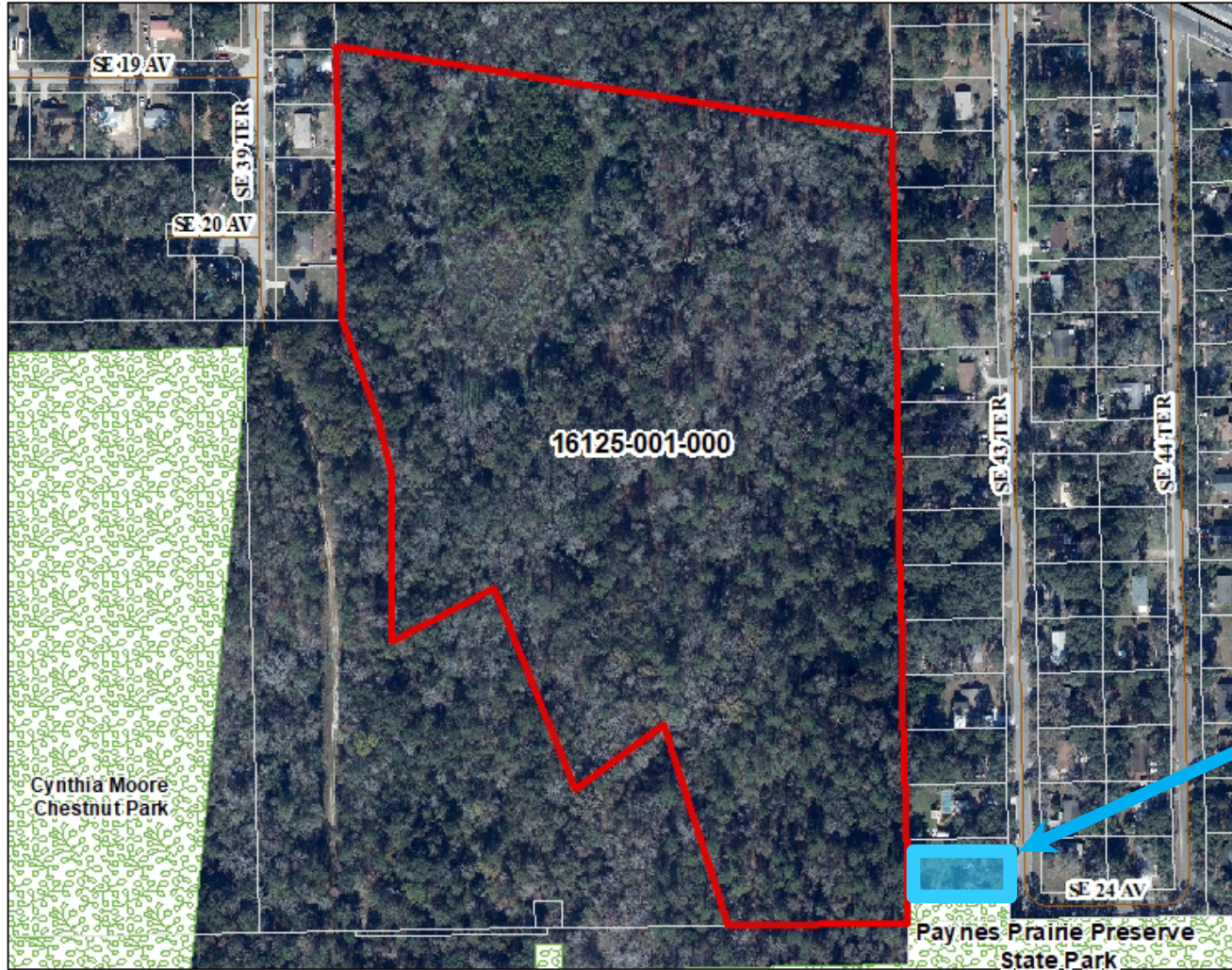
Legend

- K Squared Holdings (29 ac)
- Conservation Lands
- ACF Preserve
- Conservation Easement
- ACF Projects
- Conservation Lands
- Alachua County Creeks
- Lakes
- Roads



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.

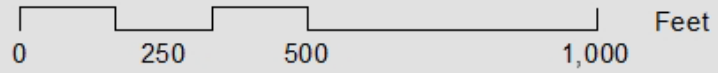
Lake Forest Creek - K Squared Holdings Parcel Map



Legend

- K Squared Holdings (29 ac)
- Conservation Lands

County-owned Parcel
16187-064-000



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K Squared Natural Resources and Recreation

- Natural Communities:

- Seepage Stream, Bottomland Forest, Upland Mixed Forest and Shrub Swamp

- Located within:

- Lake Forest Creek Project Area
- the 14th ranked East Side Greenway project in the Alachua County Ecological Inventory (KBN Study)

- Recreation:

- The K Squared property is adjacent to Paynes Prairie Preserve State Park and is the southernmost parcel in a potential corridor linking Morningside Nature Center with Paynes Prairie.
- Florida Department of Environmental Protection (FDEP) will manage the property and will decide what is the appropriate recreation on the parcel.











Summary of Proposed K Squared Acquisition

- **Purchase Type:** Fee Simple (Option Contract)
 - **Land Management:** Florida Department of Environmental Protection (FDEP)- lead manager
 - Property falls within the Optimum Management Boundary of Paynes Prairie Preserve State Park as per the June 7th, 2024, ten-year management plan update for the preserve.
 - Property will be incorporated into management of Paynes Prairie Preserve State Park through lease agreement between Alachua County and the FL Department of Environmental Protection
 - **Closing Date:** ~May 4, 2025 (135 days after December 20th)
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Summary of Proposed K Squared Acquisition

- K Squared Option Contract: No Permitted Exceptions
- Non-standard exceptions the County may permit: Schedule B-II Title Exceptions #5, #6, #7, #8 & #9:
 - **# 5.** Lack of access because the above-described property does not abut, and there is no private easement to, a dedicated road, street or highway.
 - **# 6.** Notwithstanding Covered Risk number 4 of the jacket of this policy, this policy does not insure any right of access to and from said land.
 - **#7.** Lateral Ditch Drainage Easement as disclosed by Instrument recorded in O.R. Book 896, Page 627, public Records of Alachua County, Florida.
 - **#8.** Easement contained in instrument recorded in O.R. Book 1167, Page 189, Public Records of Alachua County, Florida.
 - **#9.** Right of Way Easements to City of Gainesville contained in Transfer Closing Statement recorded in O.R. Book 1766, Page 2675; Partial Release recorded in O.R. Book 1795, Page 1579; Corrective Partial Release recorded in O.R. Book 1798, Page 122, all 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 K Squared Acquisition

- **Purchase price:** \$155,150 total (not subject to final survey)
 - The purchase price is less than the average of the two appraisals: \$165,000.
 - **Estimated due diligence cost:** \$45,100 for, Phase I ESA, recording and attorney's fees, title insurance and boundary survey
 - **Total Expenditure Request:** \$220,275 (includes 10% contingency)
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K Squared Acquisition Recommendations

1. Approve and authorize the Chair to exercise the Lake Forest Creek – K Squared 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; and
2. Approve the acquisition subject to the non-permitted title exceptions, #5, #6, #7, #8 & #9 and to the subject to the concurrence of the county attorney and of the closing attorney; and
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. Authorize staff to negotiate and prepare lease agreement with State of Florida Department of Environmental Protection, assigning management responsibility and authority for property to Paynes Prairie Preserve State Park; and
6. Direct staff to prepare license agreement authorizing FL DEP staff to utilize ACPA tax parcel 16187-064-000 for management access to the K Squared property.