

SUWANNEE RIVER WATER MANAGEMENT DISTRICT

MEMORANDUM

TO: Lands Committee

FROM: Stephen Schroeder, Chief, Office of Administration

THRU: Steve Minnis, Deputy Executive Director, Business and Community Services

DATE: July 30, 2020

RE: Sale of Surplus Property, Santa Fe Oasis, Gilchrist County

RECOMMENDATION

Staff requests the Lands Committee recommend to the Governing Board the sale of a 0.76 acres +/- parcel located in Santa Fe Oasis, Gilchrist County.

BACKGROUND

On May 12, 2020, the Governing Board approved the Lands Committee recommendation to declare as surplus a 0.76 acre +/- parcel of real property located in Santa Fe Oasis, Gilchrist County. The parcel was purchased in 1999 using Save our Rivers funding. On February 28, 2020, pursuant to section 373.089(8), Florida Statutes, District staff invited adjacent property owners to submit offers to purchase the property. Each owner was required to submit a bid accompanied by an appraisal conducted within 360 days of the submission date. The letters were sent via certified mail. Additionally, staff posted a notice of intent to sell on the District website and published the notice in the Gilchrist County Journal. The District received two offers, accompanied by current appraisals.

Mr. Jay Raulerson, who is not an adjacent owner but who responded based on notice in the newspaper and by word of mouth, submitted a bid in the amount of \$37,500. The appraisal was conducted on June 3, 2020, by Legacy Appraisal Services and provided an appraised value of \$14,825. The offeror has subsequently confirmed that he is ready, willing, and able to consummate the sale on any terms required by the District. A copy of the offer and an excerpt of the appraisal are attached.

Mr. Dave Weaver submitted a bid in the amount of \$6,550. The appraisal was conducted on May 28, 2020, by Candler, Moses and Associates and reflected an adjusted value, considering the restrictions to be imposed, of \$5,000. A copy of the offer and an excerpt of the appraisal are attached.

Staff is recommending the Lands Committee recommend the Governing Board accept the offer from Mr. Raulerson. The staff recommends that the offeror absorb all costs incurred to close the transaction and that the transaction be subject to deed restrictions prohibiting permanent enclosed structures, installation of a septic system, and installation of a well on the subject property. If staff is unable to close the sale with Mr. Raulerson, staff will pursue the sale of the property to Mr. Weaver with the transaction conditions described above.

SCS/rl
Attachments
File ##00-034