

LANDS COMMITTEE MEETING AGENDA

In compliance with Governor DeSantis Executive Order 20-52 which outlines measures to mitigate COVID-19, the District is hosting the Governing Board meeting via communication media technology and/or remote conferencing technology.

The Meeting will be conducted via GoTo Webinar for Presentations Only

GoTo Webinar Link: <https://attendee.gotowebinar.com/register/3310540859352809487>

Separate Call-In Number for Audio

Toll Free 1-888-585-9008 - **Conference Room Number:** 704-019-452 #

August 11, 2020
Following Board Meeting

District Headquarters
Live Oak, Florida

1. Call to Order / Committee Roll Call
2. Public Comment
General Discussion / Updates
3. R.O. Ranch Exchange Update – Lafayette County
4. Madison Avenue, LLC., Conservation Easement Update - Levy County
Land Acquisition / Property Offers
5. Econfina Timberlands (Bishop) Conservation Easement - Jefferson County
6. Lukens Addition – Levy County
Conservation Easement Modification Requests
None
Surplus Lands
7. Santa Fe Oasis – Gilchrist County
8. Riverbend Estates – Dixie/Madison Counties (Update)
9. Announcements
10. Adjournment

A person may not lobby the District until such person has registered as a lobbyist with the Contracts and Procurement Coordinator by filing a registration form.

Definitions:

•"Lobbies" is defined as seeking to influence a district policy or procurement decision or an attempt to obtain the goodwill of a district official or employee. (112.3261(1)(b), Florida Statutes [F.S.]

•"Lobbyist" is a person who is employed and receives payment, or who contracts for economic consideration, for the purpose of lobbying, or a person who is principally employed for governmental affairs by another person or governmental entity to lobby on behalf of that other person or governmental entity. (112.3215(1)(h), F.S.)

SUWANNEE RIVER WATER MANAGEMENT DISTRICT

MEMORANDUM

TO: Lands Committee

FROM: Stephen Schroeder, Office of Administration Chief

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

DATE: July 30, 2020

RE: Detailed Assessment and Negotiations for a Conservation Easement over a 300 +/- Acre Parcel, Econfina Timberlands (Bishop), Jefferson County

RECOMMENDATION

Staff requests the Lands Committee recommend to the Governing Board to enter into detailed assessments and negotiations for the acquisition of a 300 +/- acre parcel located in Jefferson County.

BACKGROUND

District staff received an offer to acquire a conservation easement over a parcel of real property located in Jefferson County consisting over 750 acres +/- offered by Econfina Timberlands. After initial review, staff revisited the offer with the offeror's representative who reduced the offered land to 300 +/- acres. The property is located within the District's Florida Forever Plan and a conservation easement would protect from further development in the floodway and floodplain and would protect the Aucilla River. Additionally, the project is located in the Wacissa Spring Priority Focus Area.

Land Management staff have identified no management issues. Currently, the offeror is indicating a price in the range of \$1,600 - \$1,800 per acre and is willing to accept 90 percent of the appraised value.

Triage maps are attached.

SCS/rl
Attachments
File #2020-008

Econfina Timberlands CE (Bishop)

Original Offer

**SUWANNEE RIVER WATER MANAGEMENT DISTRICT
PROPERTY OFFER APPLICATION**

9225 CR 49, Live Oak, FL 32060
(386)362.1001

E-Mail: acquisitions@srwmd.org

Rule 40B-9.041(1), Florida Administrative Code, requires specific information to initiate the acquisition process.

Applicant Information
Name: Benjamin Glen Bishop
Address: 426 Woodland Drive City: Monticello State FL Zip: 32344
Phone: 8505084536 E-Mail: benjaminglenbishop@gmail.com
Applicant Signature: _____ Date: 3/25/2020

Owner of Record (Owner is Applicant yes ___ no X ___)
Name: Econfina Timberlands LLC c/o William Agricola
Address: 960194 Gateway Boulevard, #103 City: Fernandina Beach State FL Zip: 32034
Phone: 904-583-0645 E-Mail: wagricola3@aol.com
Owner's Authorization: This is to advise the individual named above as applicant is the Authorized Representative of the owner(s) of the property described below. This authorization is for any communication and negotiations concerning conveyance of the property to the Suwannee River Water Management District.
Owner Signature: William Agricola Date: 3/25/2020
Owner Signature: _____ Date: _____

Property/Project Information
Asking Price (Fee): _____ (Conservation Easement) : TBD
General Location (address, intersection, etc.): Big Woods and Ed Bishop Road in Jefferson County Florida
Acreage: 760 +/- County: Jefferson County
Tax Parcel Number(s): Please see attached
Legal Description: Please See Attached
Improvements: _____
In addition, please provide an aerial, survey, or map identifying property boundaries and a copy of the Deed.

Title Condition (Deed restrictions, easements, mineral interest, rights held by others, etc.)

Agreements (Identify any existing purchase agreement, option contract, listing agreement, or any other arrangement or agreement.)

Other Pertinent Information (Please provide any other information that may be helpful in evaluating the request.)
Land use plan is silviculture/pine tree planting and harvesting, produce farming (Citrus, Blueberries, Watermelons, etc) and potential homestead for owner



Schroeder, Stephen

From: Benjamin G. Bishop <benjaminglebishop@gmail.com>
Sent: Tuesday, May 5, 2020 3:33 PM
To: Schroeder, Stephen
Cc: Minnis, Steve
Subject: Re: Property offer - Econfina Timberlands - Big Woods parcel
Attachments: 96 acres Big Woods.png; Palmer Forestry.pdf

Mr Stephen,

Per your request of what we would like to receive on the property:

Attached is a timber company's appraisal of the are for consideration. This appraisal was a year ago.

"The potential value of an easement of the Aucilla wetlands portion of the property has been discussed, primarily on the eastern edge of the property. This easement would consist of portions of the "Mixed Hardwood" and Cypress Gum" stands. The estimate value of the easement for this report was based on timber value, and is shown below along with estimated easement acreage. A map of the potential easement is included with the report."

Mixed Hardwood and Cypress Gum = 275 Acres with a value of 1417.00 per acre
Total price: \$389,675.00

We also want to include the 96 - 100 acres on the opposite side of Big Woods road.
Mixed Hardwood Value = 100 +/- acres with a value of 1338.00 per acre
Total price: \$133,800.00

We are also wanting to discuss the loss of farmland production as we are considering converting sections to improved farmland. There will be 180 +/- acres that will be restricted from irrigating. We plan to hay farm these areas due to it becoming dryland with the restrictions.

We would like to recover the 180 +/- acres loss of production by asking for \$1000.00 per acre.

With all that being said, we are right over 700,000 for the easement. The total easement would be around 375 acres. The only thing we ask is that the managed silviculture and stands of large pines in these areas are allowed to be harvested and replanted as long as there is no disruption to the lower watershed areas. This would consist of about 60-75 acres of the easement.

I am not sure if this is exactly what you are looking for, but wanted to put it out there. We are planning to move quickly with a decision as we close on the property July 24th, 2020. Please let me know if there is interest at these numbers or if we need to look elsewhere. Time is becoming of an essence as we have uncovered other options to help pay for this land. We are not really in the position to let this drag out for too long but want to work hard to try and make this happen!

I am always available via email to discuss. Thank you and SRWMD for the time and efforts to preserve this property.

Glen

On Thu, Apr 9, 2020 at 3:58 PM Schroeder, Stephen <Stephen.Schroeder@srwmd.org> wrote:

Mr. Bishop

Our internal review team reviewed your property offer today. We would like for you to provide an estimated asking price for the conservation easement.

Thank you

Stephen Schroeder

Office of Administration Chief

Suwannee River Water Management District

9225 CR 49, Live Oak, FL 32060

386.362.1001

386.362.1056 (fax)

386.362.0445 (direct)

Stephen.Schroeder@srwmd.org

www.mysuwanneeriver.com

Individuals lobbying the District must be registered as lobbyists (Section 112.3261, Florida Statutes).

Under Florida law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.



All E-mail sent to and from this address may be public records. The Suwannee River Water Management District does not allow use of the District E-mail system and other equipment for non-business related purposes.

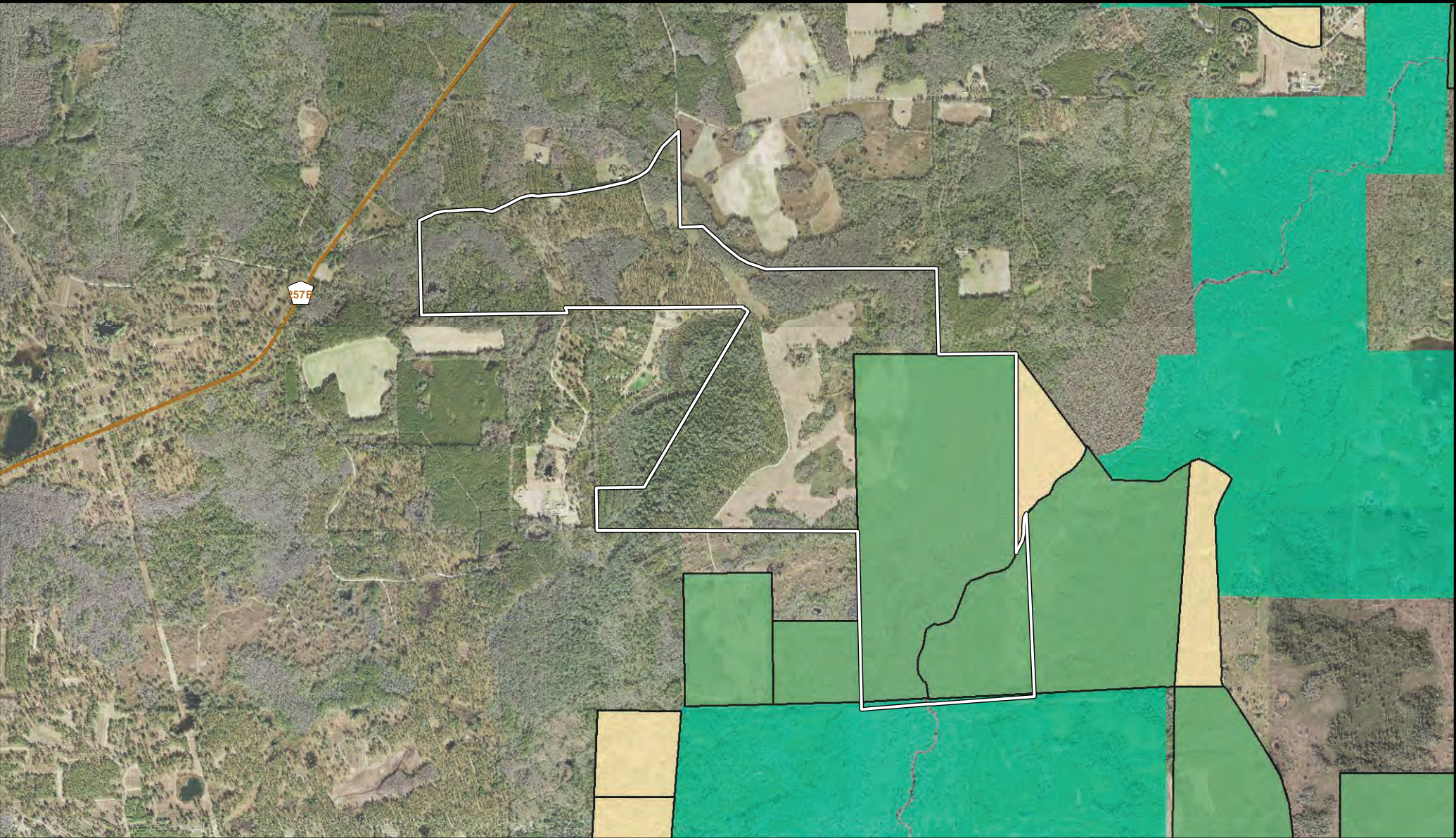
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Benjamin "Glen" Bishop






Monticello | Florida | USA

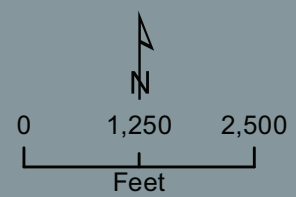
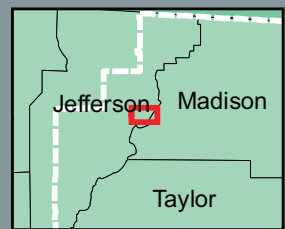
Cell (850) 508-4536

Email: benjaminglenbishop@gmail.com








Econfina Timberlands CE
± 760 Ac
Jefferson/Madison County

-  Property Boundary
 -  SRWMD Ownership
 -  Other Public Ownership
- Adjacent Parcels Ranking**
-  Primary
 -  Secondary

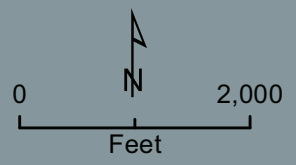
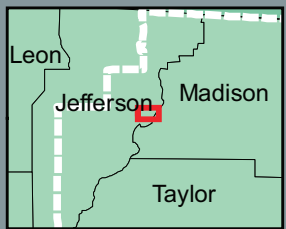


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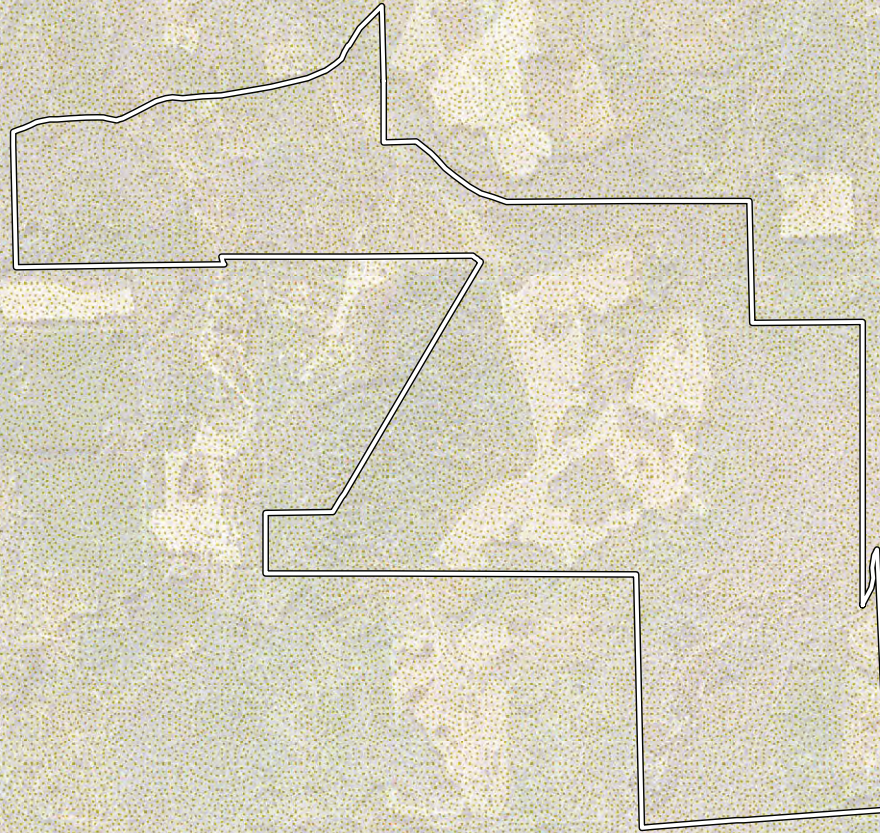
-  Property Boundary
- SRWMD Major Rivers**
-  Priority 1
-  Priority 2
-  Other
-  Surface Waters (Riverine)

**Econfina Timberlands CE
Property Offer
Surface Water Protection**





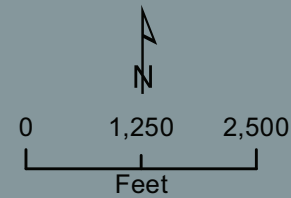
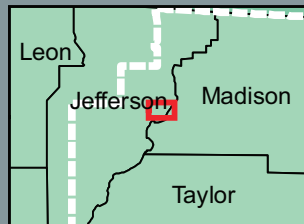
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Wacissa Springshed

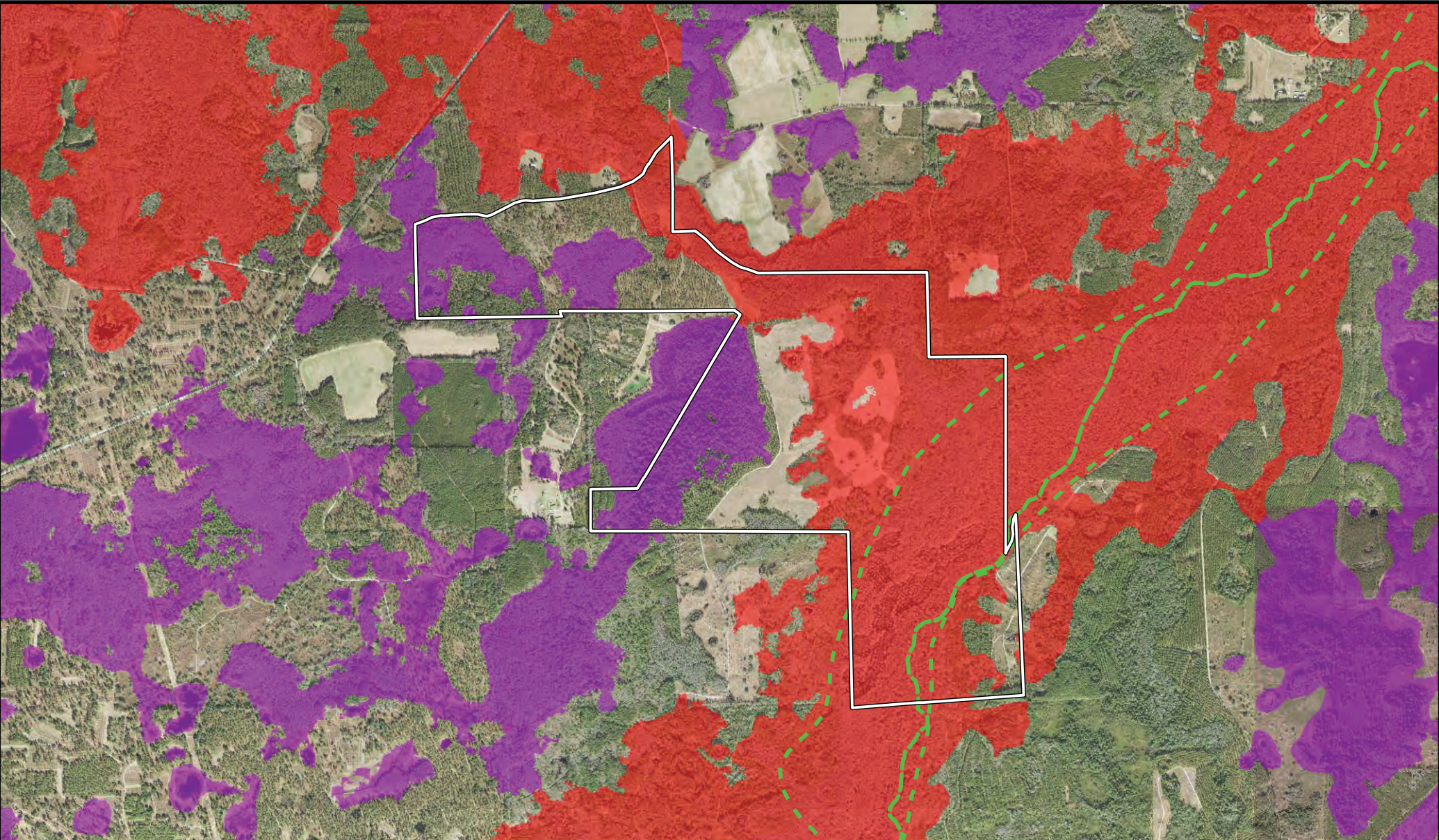


**Econfina Timberlands CE
Property Offer
Springs Protection**

-  Property Boundary
-  Springs Protection

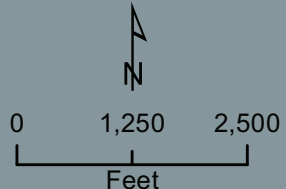


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**Econfina Timberlands CE
Property Offer
Floodplain Protection**

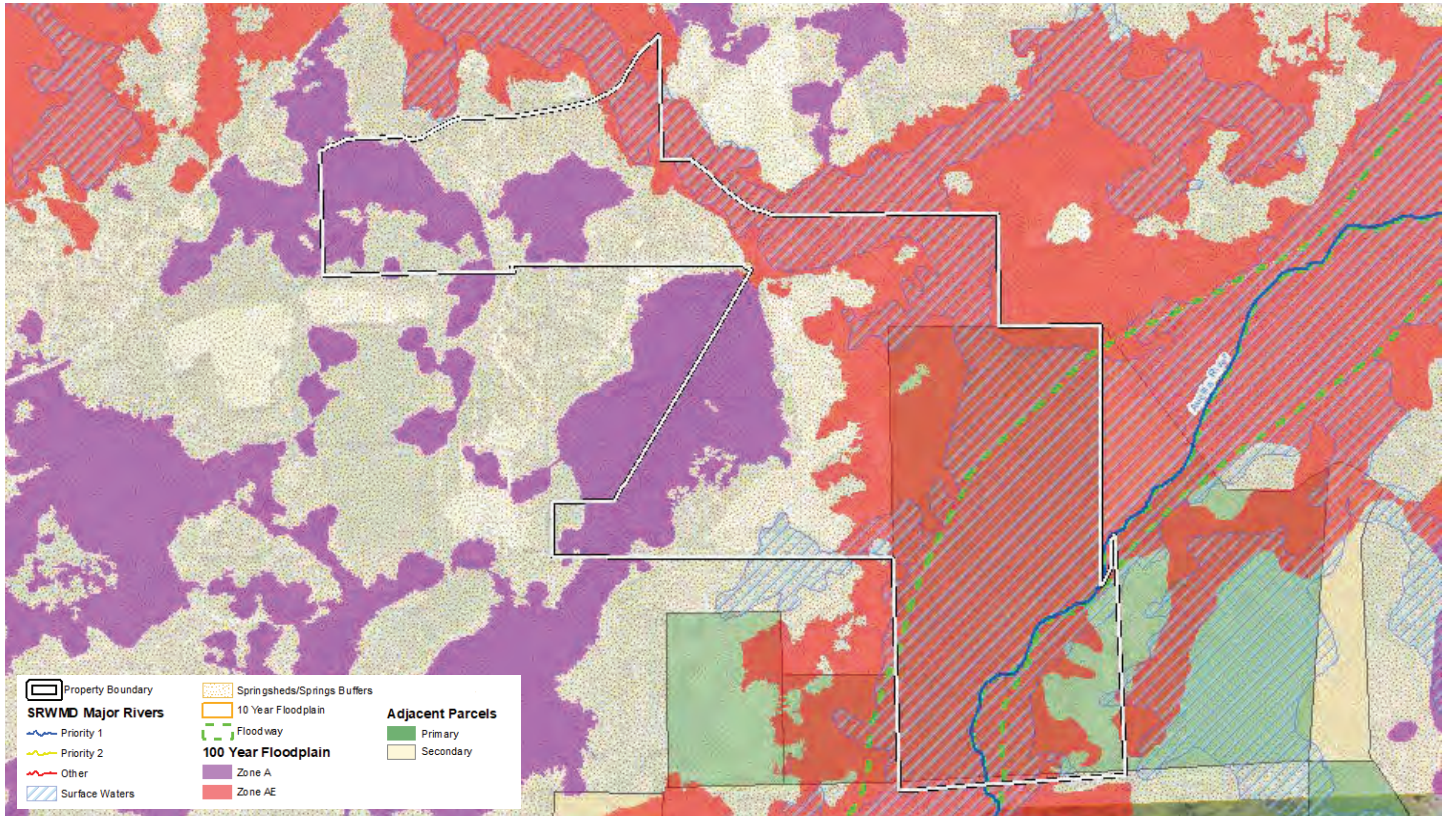
-  Property Boundary
-  10 Year Floodplain
-  Floodway
- 100 Year Floodplain**
-  Zone A
-  Zone AE



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SUWANNEE TRIAGE ANALYSIS RESULTS



Property Name: Econfina Timberlands

Date: 04/09/2020

Acreage: ± 760

County: Jefferson/Madison

Transaction Type: Conservation Easement

Florida Forever: Yes

Surface Water Protection

Major River: (Y) [Aucilla - Priority 1]

Riverine Surface Waters: (Y) [± 318.77]

Flood Protection

Floodway: (Y) [±165.14]

10 Year Floodplain: (N/A)

100 Year Floodplain: (Y) [± 405.71]

Springs Protection

Springshed: (Y) [Wacissa] [±760 ac]

Adjacency: (Y) [Primary/Secondary]

Miscellaneous

PFA: (Y) [Wacissa]

WSPA: (N)

BMAP: (Y) [Wacissa]

Econfina Timberlands CE (Bishop)

Follow-Up Offer

Schroeder, Stephen

From: Benjamin G. Bishop <benjaminglebishop@gmail.com>
Sent: Thursday, June 4, 2020 10:05 AM
To: Minnis, Steve
Cc: Schroeder, Stephen
Subject: Bishop Aucilla
Attachments: 260 Acres for Easement.png; 40 Acres for Easement.png

Good morning,

Please see the attached two parcels we are considering submitting. We are fine with committing to the 260 acre spot and may consider the 40 North of it.

Lets focus on the 260 Acres first.

After heavy consideration of this and studying the area with a forester, I personally feel this parcel will be of outstanding value to SRWMD and to our family's heritage. The Aucilla River and Raysor creek connection is essential to this area and I am proud to bring this to your consideration. We were able to see where multiple fingers of Raysor Creek fed into the Aucilla and it was quite breathtaking.

As for the pricing per acre. Since we have decided on doing this by a single parcel, I am not nearly as concerned about what restrictions SRWMD will put on the parcel.

We are more than willing to work on the pricing and probably come to a quick agreement on pricing.

In regards to your previous questions:

1. A single map identifying the proposed conservation easement boundaries. **(Provided)**
2. The tax parcel number for each proposed tract included in the proposed conservation easement offer. **(Provided)**
3. The overall price offer for the proposed conservation easement appears to be roughly \$2,346 per acre. Is there a willingness to reduce the offer? **(Yes) (I would be fine with 1600-1800 an acre if this helps)**
4. What crops will be removed from production and what is the crop rotation? This information will help determine any potential nutrient load reduction benefit. **(We have decided to not farm this/these parcels)**
5. Staff review did not identify a Water Use Permit. **(Ok)**

At this point, I am between a rock and a hard place. I really, really want this to be protected but it has become a very large variable in us closing our deal. We are under contract for 1.4 million dollars and need to recover all we can as soon as possible. We actually close this deal July 24th. If there is anyway to help ease this heartburn, please let me know.

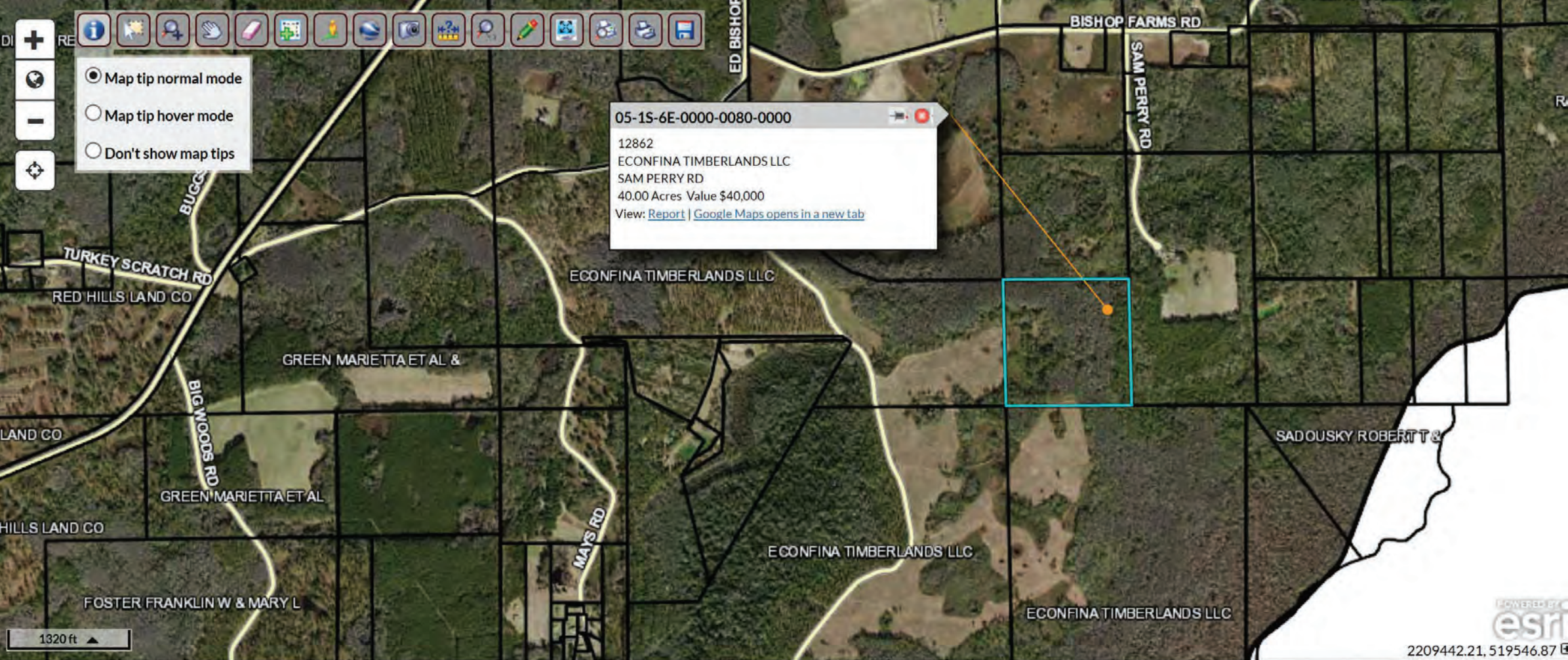
Obviously, the forester has his options, which is our last resort. Please let me know what I can do to help seal this deal.

Thank you all for your help in this process.

--

Benjamin "Glen" Bishop

Monticello | Florida | USA
Cell (850) 508-4536



05-15-6E-0000-0080-0000

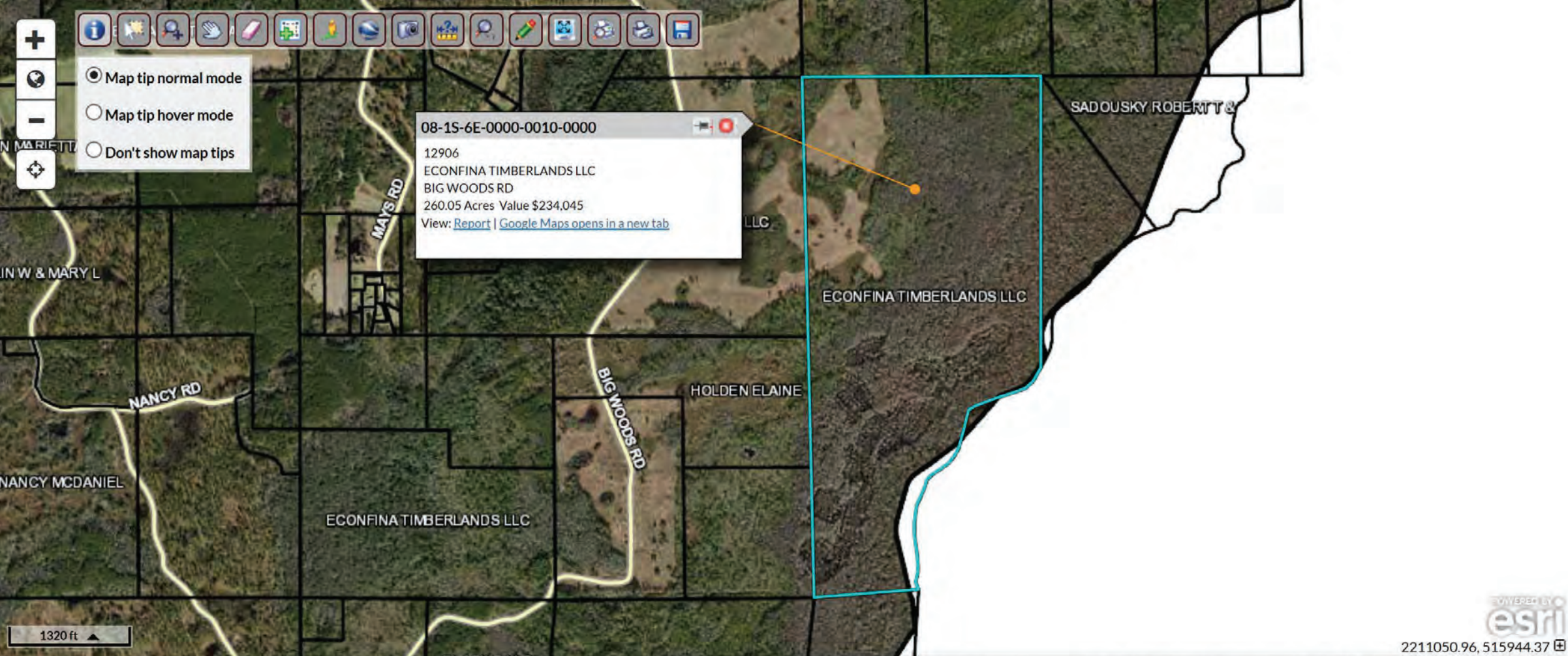
12862
 ECONFINA TIMBERLANDS LLC
 SAM PERRY RD
 40.00 Acres Value \$40,000
 View: [Report](#) | [Google Maps opens in a new tab](#)

Parcel ID 05-15-6E-0000-0080-0000 Mailing Address ECONFINA TIMBERLANDS LLC
 Prop ID 12862 960194 GATEWAY BOULEVARD,#103,
 Property Usage TIMBER SWAMP FERNANDINA BEACH, FL 32034
 Acreage 40 Physical Address SAM PERRY RD
 Desc 40 ACRES SW1/4 OF SW1/4 ORB 141 P 568 THRU 588 & 715 P 683

Improvement Value \$0 Just Value \$40,000
 Land Value \$0 Assessed Value \$6,315
 Ag Land Value \$6,315 Exempt Value \$0
 Ag Market Value \$40,000 Taxable Value \$6,315

Last 2 Sales
 Date Price V/I Qual
 6/24/2015 \$3216100 V Q
 6/24/2015 \$3216100 V Q

(Note: Not to be used on legal documents)



08-15-6E-0000-0010-0000
 12906
 ECONFINA TIMBERLANDS LLC
 BIG WOODS RD
 260.05 Acres Value \$234,045
 View: [Report](#) | [Google Maps opens in a new tab](#)

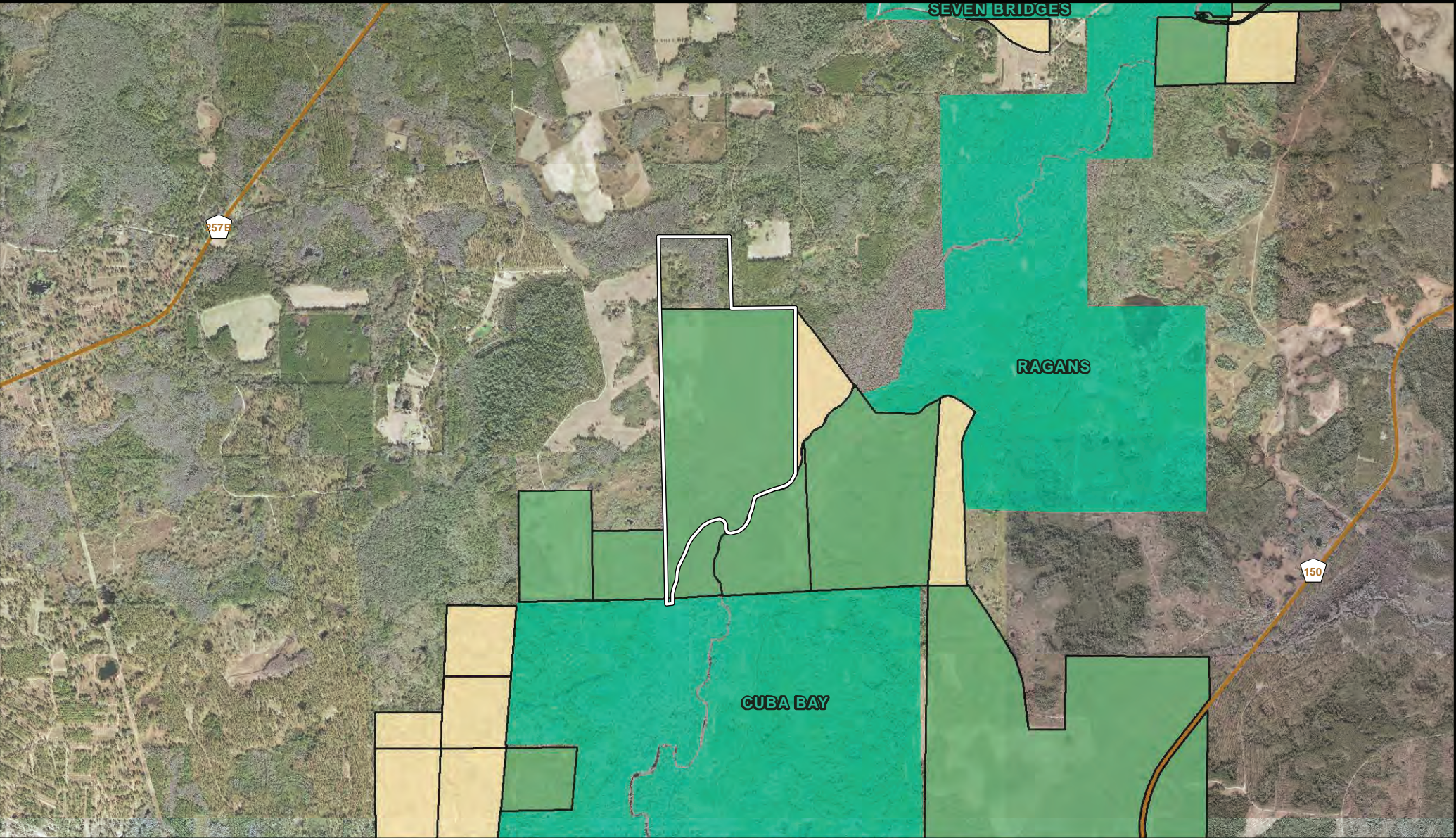
Parcel ID 08-15-6E-0000-0010-0000 Mailing Address ECONFINA TIMBERLANDS LLC
 Prop ID 12906 960194 GATEWAY BOULEVARD,#103,
 Property Usage TIMBER SWAMP FERNANDINA BEACH, FL 32034
 Acreage 260.05 Physical Address BIG WOODS RD
 Desc 260.05 ACRES PT OF THE W1/2 -LESS LAND SOLD ORB 141 P 568 THRU 588 & 715 P 683

Improvement Value \$0
 Land Value \$0
 Ag Land Value \$29,089
 Ag Market Value \$234,045






Just Value \$234,045
 Assessed Value \$29,089
 Exempt Value \$0
 Taxable Value \$29,089

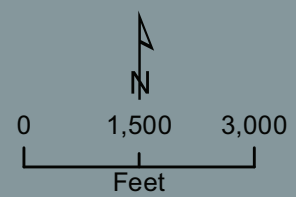
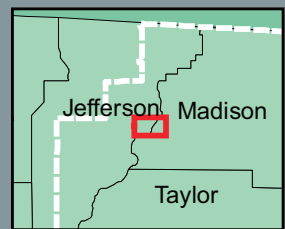
Last 2 Sales
 Date Price V/I Qual
 6/24/2015 \$3216100 V Q
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(Note: Not to be used on legal documents)

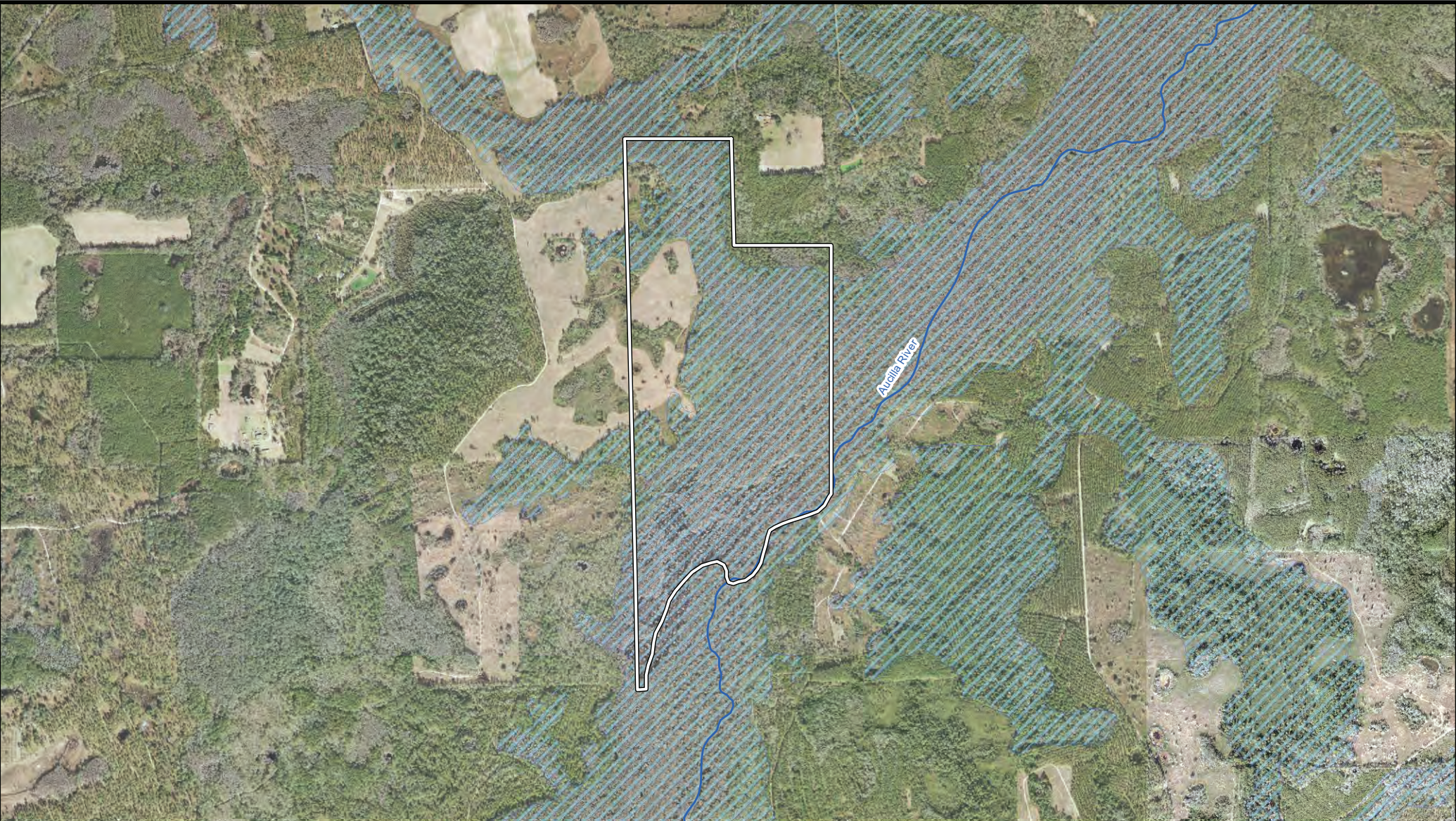








Econfina Timberlands (Bishop2)
 ± 265 Ac
 Jefferson County

-  Property Boundary
 -  SRWMD Ownership
 -  Other Public Ownership
- Adjacent Parcels Ranking**
-  Primary
 -  Secondary

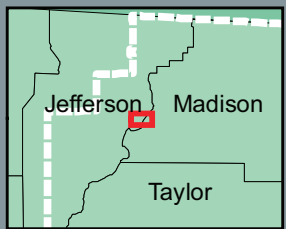


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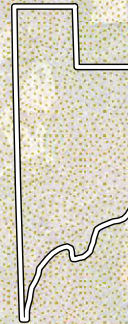
-  Property Boundary
-  SRWMD Major Rivers
-  Priority 1
-  Priority 2
-  Other
-  Surface Waters (Riverine)

Crosby Lake Tract Property Offer Surface Water Protection





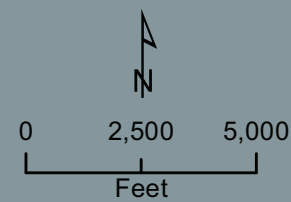
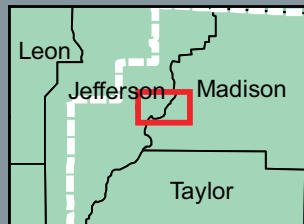
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Wacissa Springshed

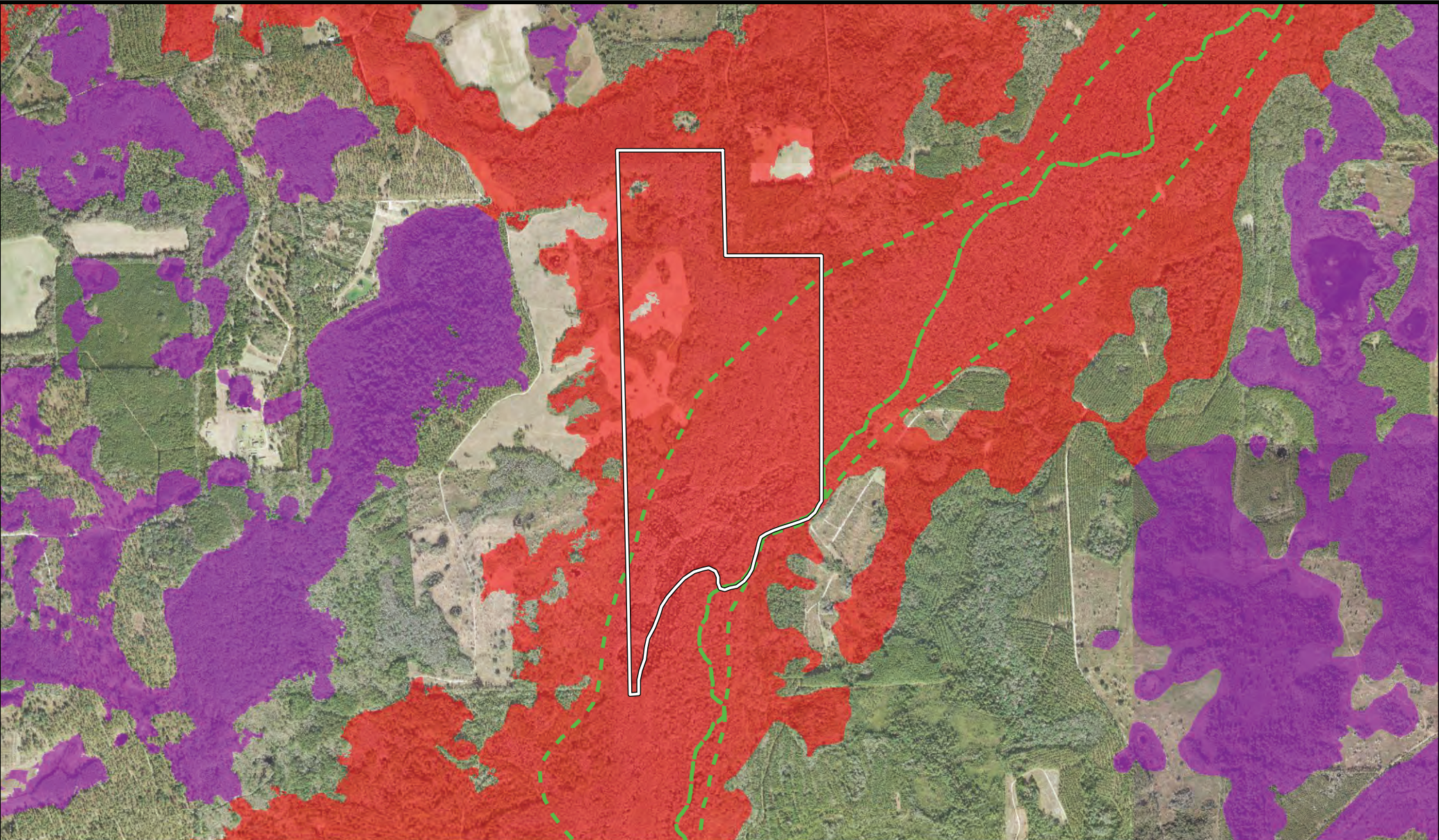


**Econfina Timberlands (Bishop2)
Property Offer
Springs Protection**

-  Property Boundary
-  Springs Protection

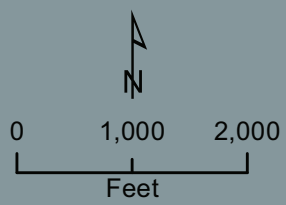


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Econfina Timberlands (Bishop2) Property Offer Floodplain Protection

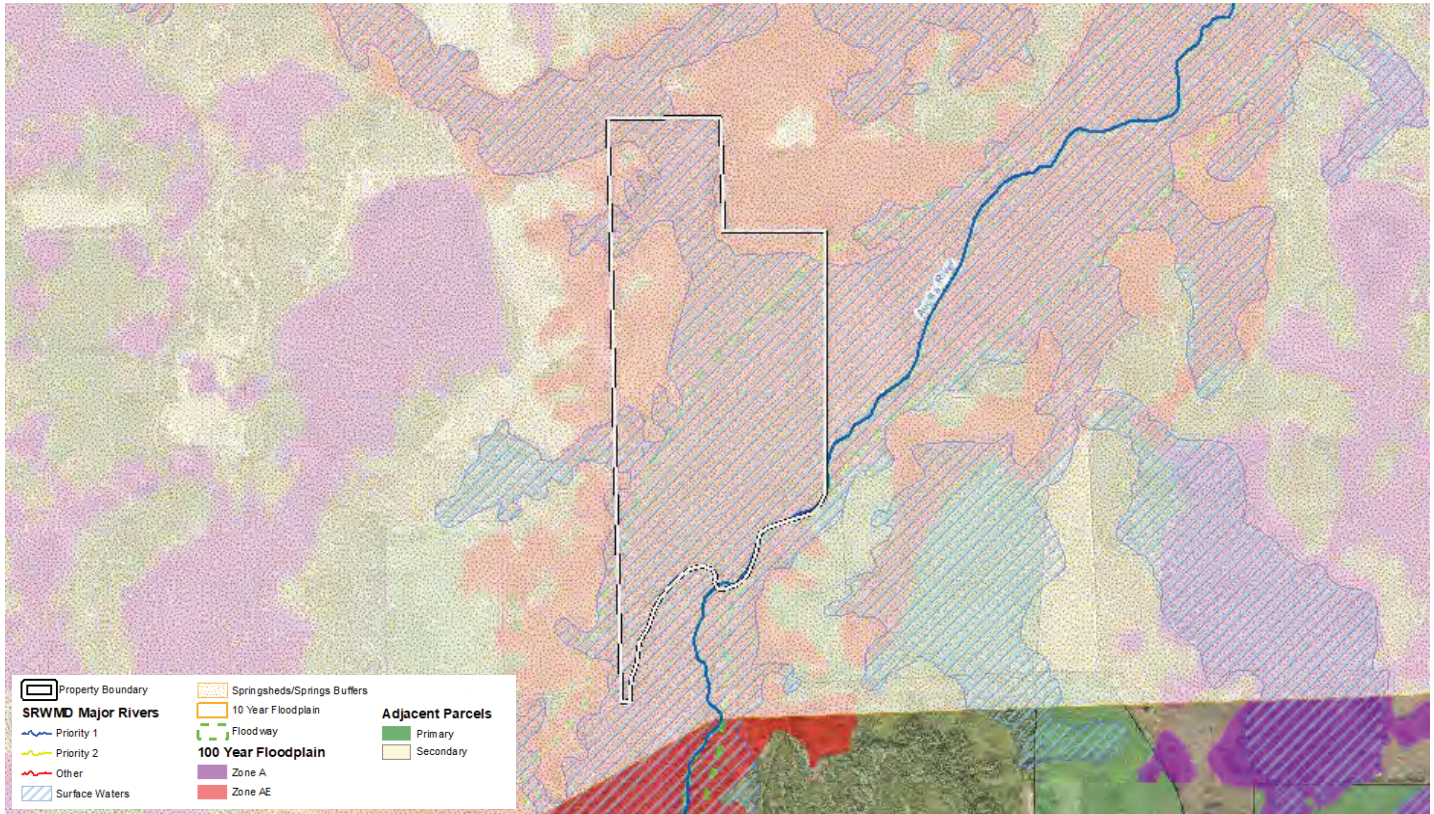
-  Property Boundary
-  100 Year Floodplain
-  Zone A
-  Zone AE



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SUWANNEE TRIAGE ANALYSIS RESULTS



Property Name: Econfina Timberlands (Bishop2)

Date: 06/11/2020

Acreage: ± 265 ac

County: Jefferson

Transaction Type: Conservation Easement

Florida Forever: Yes

Surface Water Protection

Major River: (Y) [Aucilla – Priority 1]

Riverine Surface Waters: (Y) [± 211 ac]

Flood Protection

Floodway: (Y) [± 132 ac]

10 Year Floodplain: N/A

100 Year Floodplain: (Y) [± 263 ac]

Springs Protection

Springshed: (Y) [Wacissa] [± 265 ac]

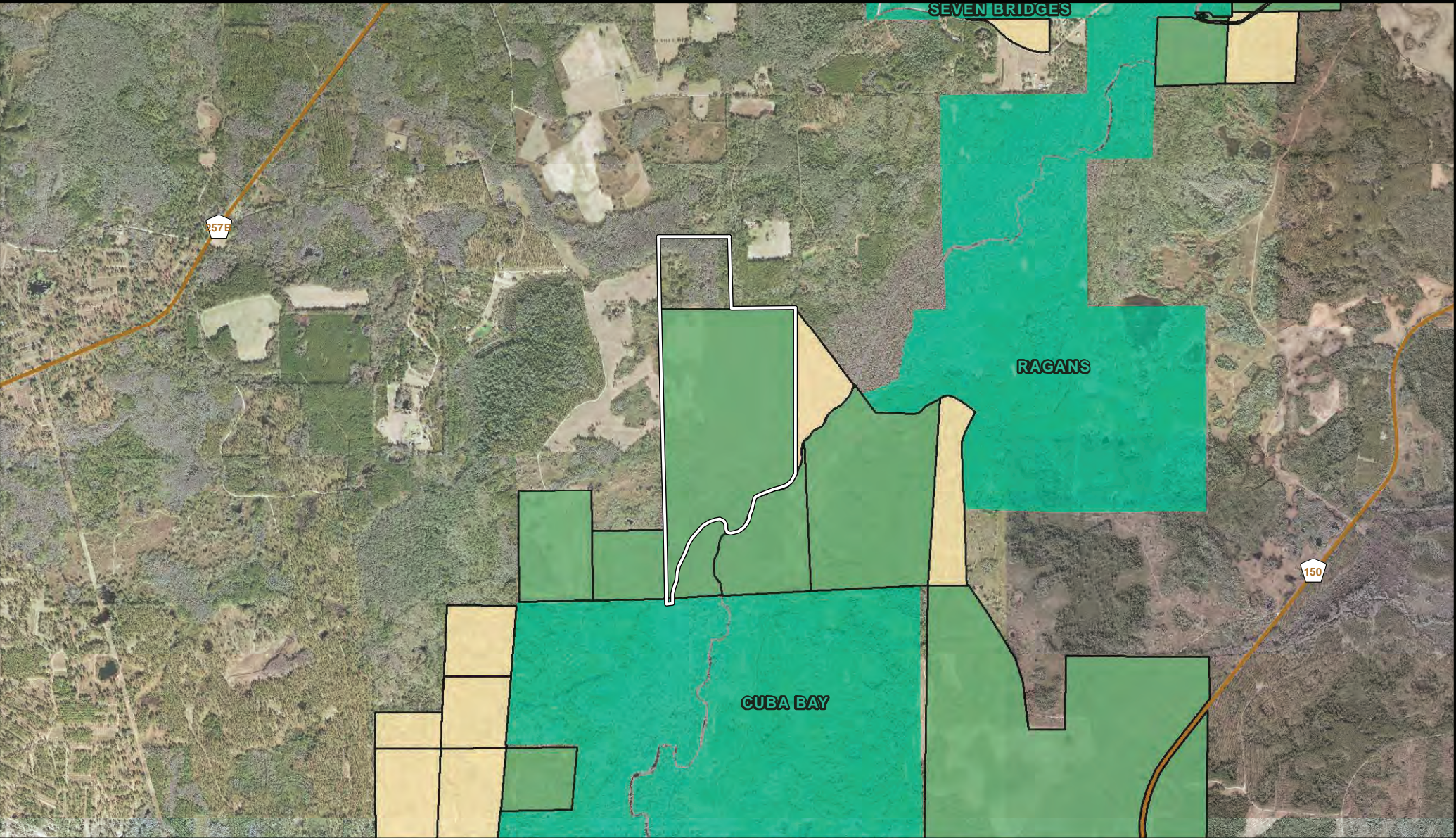
Adjacency: (Y)

Miscellaneous




PFA: (Y) [Wacissa]

WSPA: (N)



BMAP: (Y) [Wacissa]

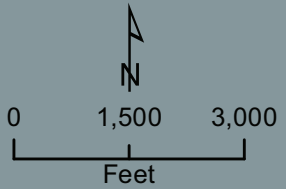


Econfina Timberlands (Bishop2)
 ± 300 Ac
 Jefferson County

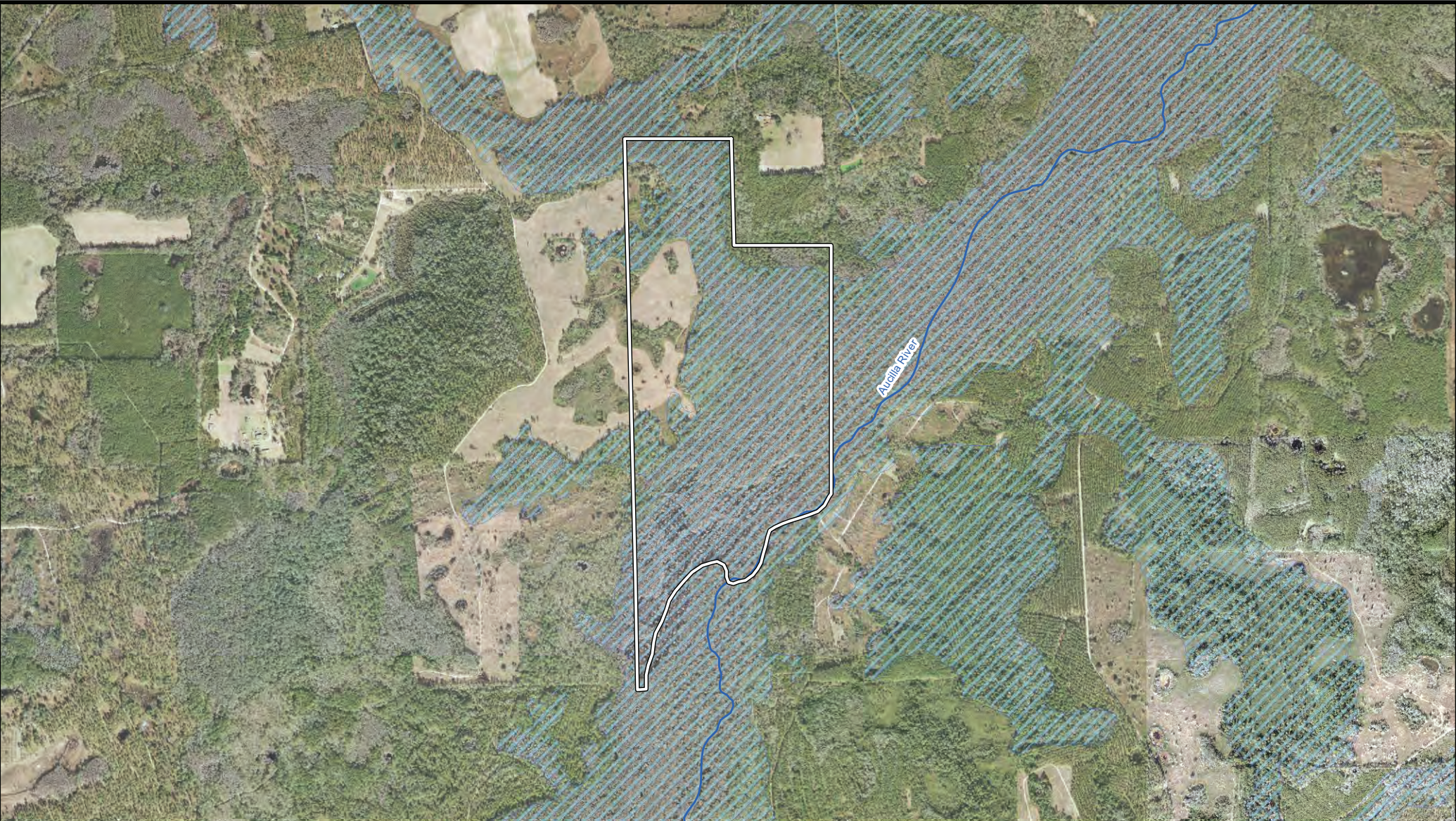
-  Property Boundary
-  SRWMD Ownership
-  Other Public Ownership







Adjacent Parcels Ranking

-  Primary
-  Secondary

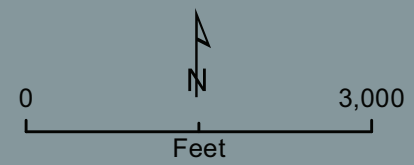
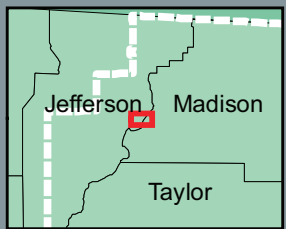


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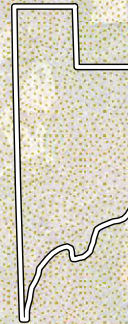
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-  SRWMD Major Rivers
-  Priority 1
-  Priority 2
-  Other
-  Surface Waters (Riverine)

Crosby Lake Tract Property Offer Surface Water Protection





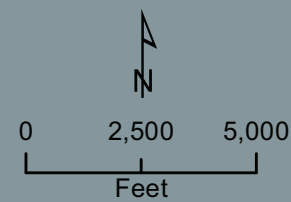
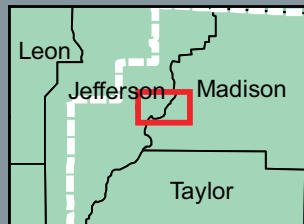
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Wacissa Springshed

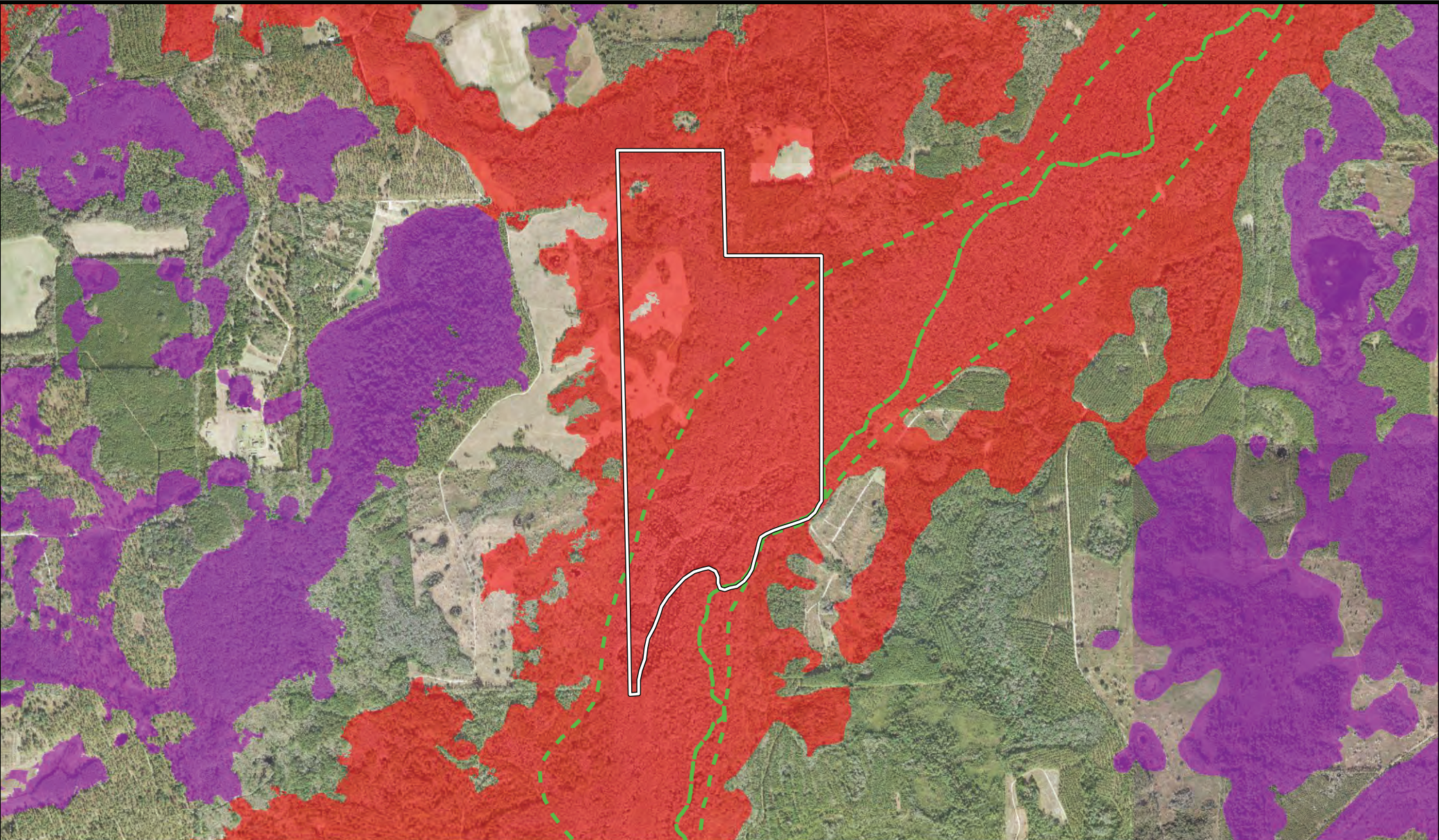


**Econfina Timberlands (Bishop2)
Property Offer
Springs Protection**

-  Property Boundary
-  Springs Protection

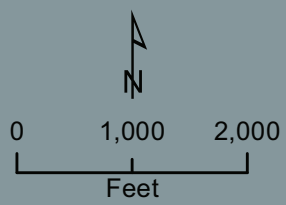


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Econfina Timberlands (Bishop2) Property Offer Floodplain Protection

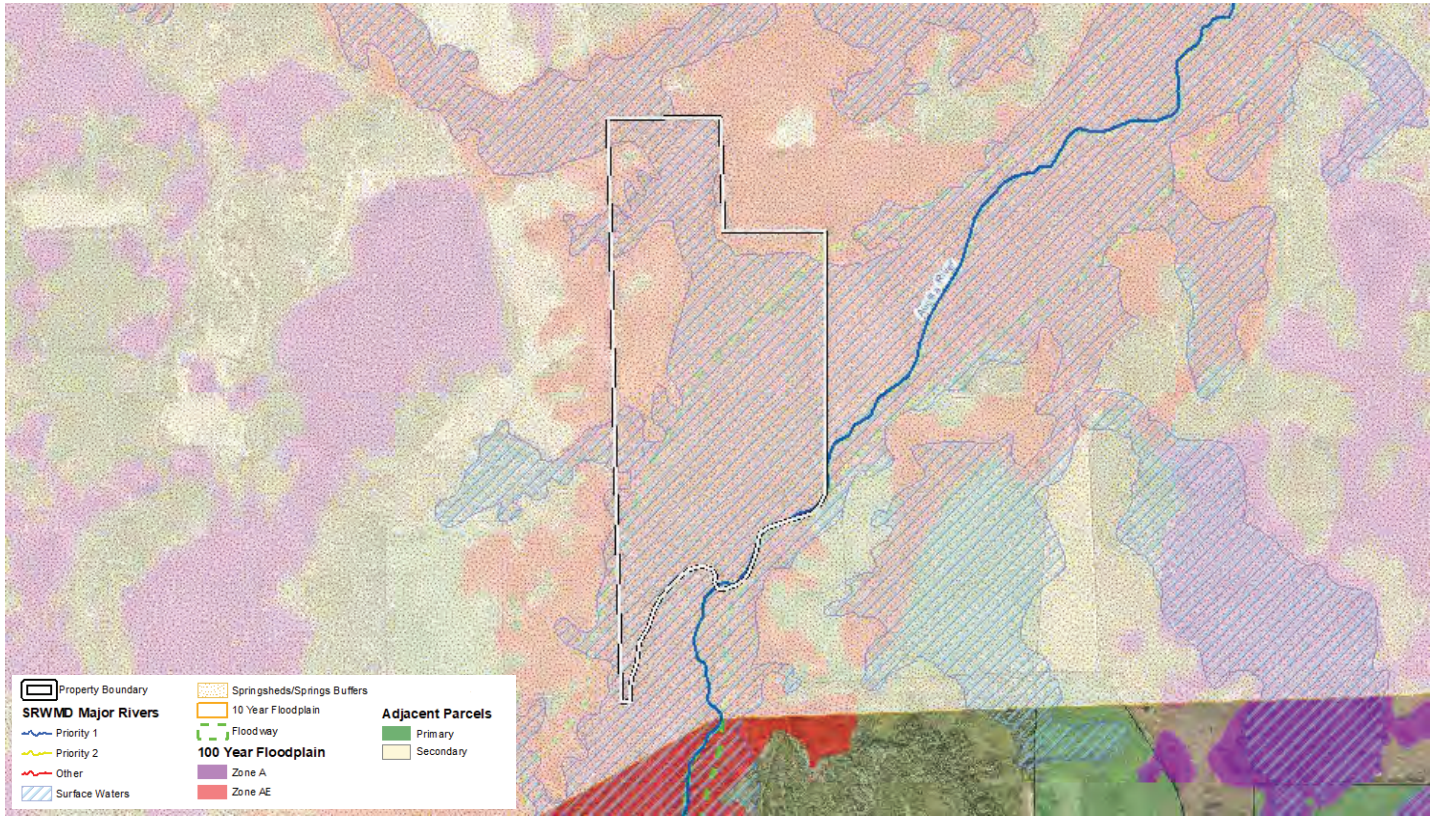
-  Property Boundary
-  10 Year Floodplain
-  Floodway
-  100 Year Floodplain
-  Zone A
-  Zone AE



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SUWANNEE TRIAGE ANALYSIS RESULTS



Property Name: Econfina Timberlands (Bishop2)

Date: 06/11/2020

Acreage: ± 300 ac

County: Jefferson

Transaction Type: Conservation Easement

Florida Forever: Yes

Surface Water Protection

Major River: (Y) [Aucilla - Priority 1]

Riverine Surface Waters: (Y) [± 239 ac]

Flood Protection

Floodway: (Y) [± 150 ac]

10 Year Floodplain: N/A

100 Year Floodplain: (Y) [± 297 ac]

Springs Protection

Springshed: (Y) [Wacissa] [± 300 ac]

Adjacency: (Y)

Miscellaneous

PFA: (Y) [Wacissa]

WSPA: (N)

BMAP: (Y) [Wacissa]

SUWANNEE RIVER WATER MANAGEMENT DISTRICT

PARCEL SUMMARY

TRACT: Econfina Timberlands (Bishop) Conservation Easement

OWNER: Econfina Timberlands LLC

PARCEL: 300 acres +/-

PARCEL DESCRIPTION: The Econfina Timberlands proposed conservation easement consists of 300 acres +/- located in Jefferson County. Currently the land is used for agricultural and timber operations. The parcel is adjacent to the Cuba Bay tract currently owned by the District and is adjacent to the Aucilla river. Through the conservation easement, the District will reduce agricultural use to eliminate or substantially reduce nitrogen input, protect surface water and protect sensitive wetlands within the easement boundaries.

WATER RESOURCE GUIDELINE SCREENING:

Springshed Protection: 100% (Wacissa)

Floodplain Protection: 100%

Priority Focus Area: Y (Wacissa)

Water Supply Planning Area: N

BMAP: Y (Wacissa)

Florida Forever: Yes

OUTSTANDING INTERESTS: Unknown at this time. Will be determined during title search.

CURRENT ASKING PRICE: The property is being offered for \$1,600 to \$1,800 per acre. Final purchase price will be determined based on appropriate appraisals being conducted.

ASSESSMENT COSTS: Costs of detailed assessment are estimated to be from \$5,000 - \$7,500.

ACCESS: This property has access via private roads owned by the offeror over which easements will be provided,

MANAGEMENT: District staff has not visited the site but do not foresee any management issues based on similar adjacent properties.

SCS/rl
File #2020-008

SUWANNEE RIVER WATER MANAGEMENT DISTRICT

MEMORANDUM

TO: Lands Committee

FROM: Stephen Schroeder, Office of Administration Chief

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

DATE: July 30, 2020

RE: Detailed Assessment and Negotiations for a Fee Simple Acquisition of a 10.7 +/- Acre Parcel, (Lukens Addition), Levy County.

RECOMMENDATION

Staff requests the Lands Committee recommend to the Governing Board to enter into detailed assessments and negotiations for the acquisition of a 10.7+/- acre parcel of real property located in Levy County.

BACKGROUND

In July 2020, District staff became aware that this parcel was being offered for sale. The parcel is currently used to access adjacent District land via an easement. Ownership of the tract by the District would avoid potential future access issues as have occurred in the past and would prevent further development of the property. The parcel is in the District's Florida Forever Plan. The parcel is currently offered for sale through a realtor with a listing price of \$198,135.

Staff is requesting that the Lands Committee authorize the expenditure of an amount not to exceed \$3,500 for an appraisal so that staff can assess whether a suitable price range can be achieved.

A copy of the real estate listing, parcel summary, and triage maps are attached.

SCS/rl
Attachments
File #2020-007

PARCEL SUMMARY

TRACT: Lukens Addition

OWNER: Andy D. Andrews, Trustee of the Andy D. Andrews Revocable Trust.

PARCEL: 10.7 acres +/-

PARCEL DESCRIPTION: The Lukens Addition in Levy County, near Cedar Key, consists of 10.7 acre +/- parcel that that is undeveloped with the exception of an access road across the property. The parcel is adjacent to the Lukens tract currently owned by the District. Some development has occurred near the parcel, predominantly single-family homes. Ownership by the District would enhance public access to existing District lands and prevent further development in the area.

WATER RESOURCE GUIDELINE SCREENING:

Springshed Protection: 0%

Floodplain Protection: 100%

Priority Focus Area: N

Water Supply Planning Area: Western (Partially)

BMAP: N

Florida Forever: Yes

OUTSTANDING INTERESTS: Unknown at this time. Will be determined during title search.

CURRENT ASKING PRICE: The property is being offered for \$198,135. Staff is requesting authority to expend funds for an appraisal to determine if the property might be obtainable within District resources.

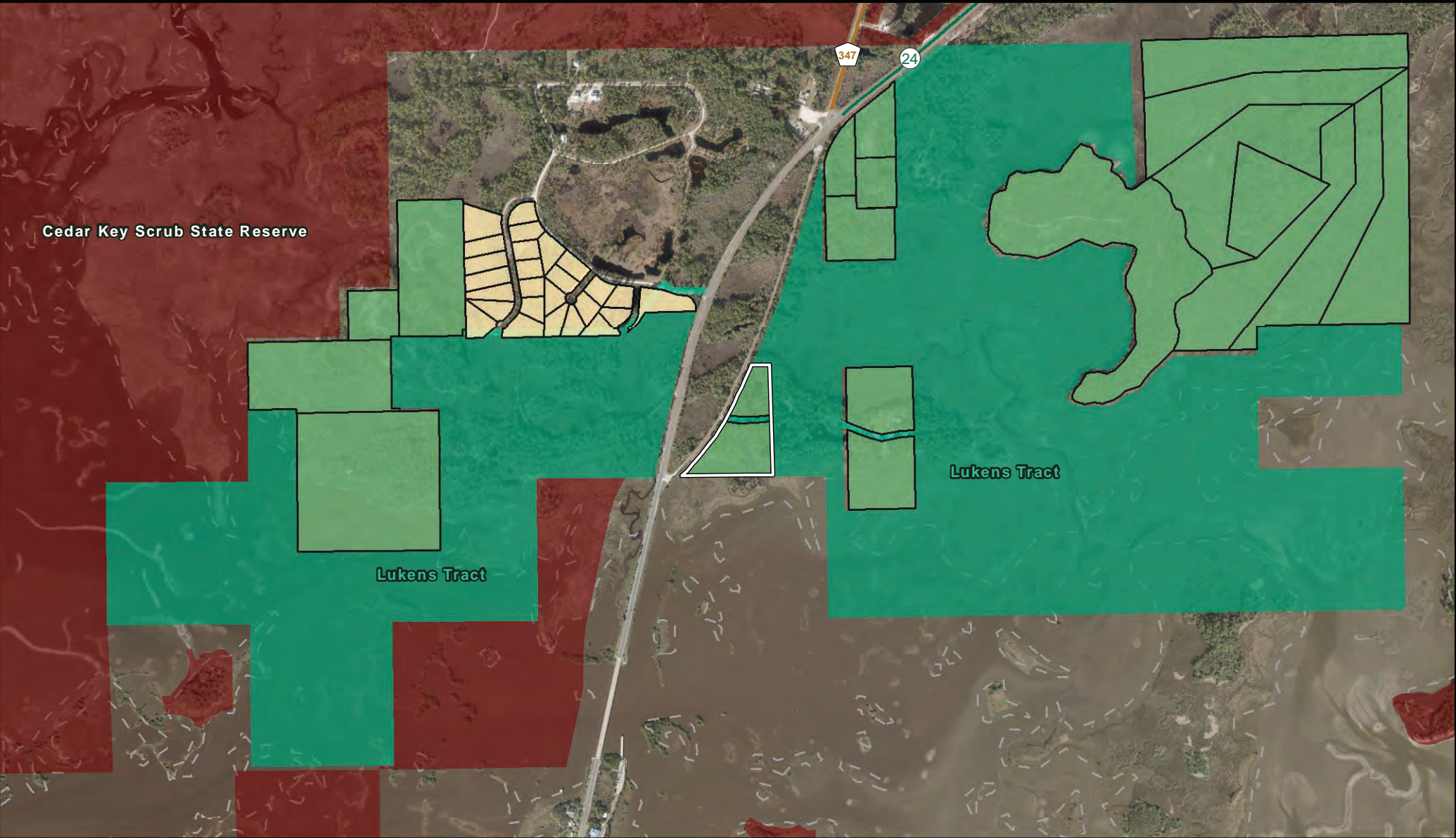
ASSESSMENT COSTS: Costs of detailed assessment are estimated to be from \$3,500 - \$5,000.

ACCESS: This property has access via direct abutment to old State Road 24.






MANAGEMENT: District staff has visited the site and are also familiar with the lot due to adjacency to existing District lands and have determined that it presents no issues for management.

SCS/rl

File #2020-007









Lukens Andrews Property
 ± 10.7 Ac
 Levy County

-  Property Boundary
 -  SRWMD Ownership
 -  Other Public Ownership
- Adjacent Parcels Ranking**
-  Primary
 -  Secondary

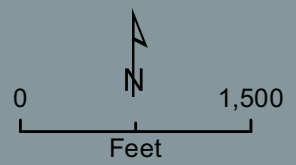


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-  Property Boundary
-  SRWMD Major Rivers
-  Priority 1
-  Priority 2
-  Other
-  Surface Waters (Riverine)



**Lukens Addition
Property Offer
Surface Water Protection**

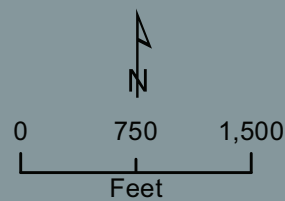


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Lukens Addition Property Offer Springs Protection

-  Property Boundary
-  Springs Protection

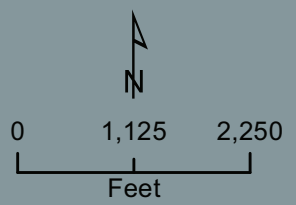


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-  Property Boundary
-  10 Year Floodplain
-  Floodway
- 100 Year Floodplain**
-  Zone A
-  Zone AE
-  Zone VE

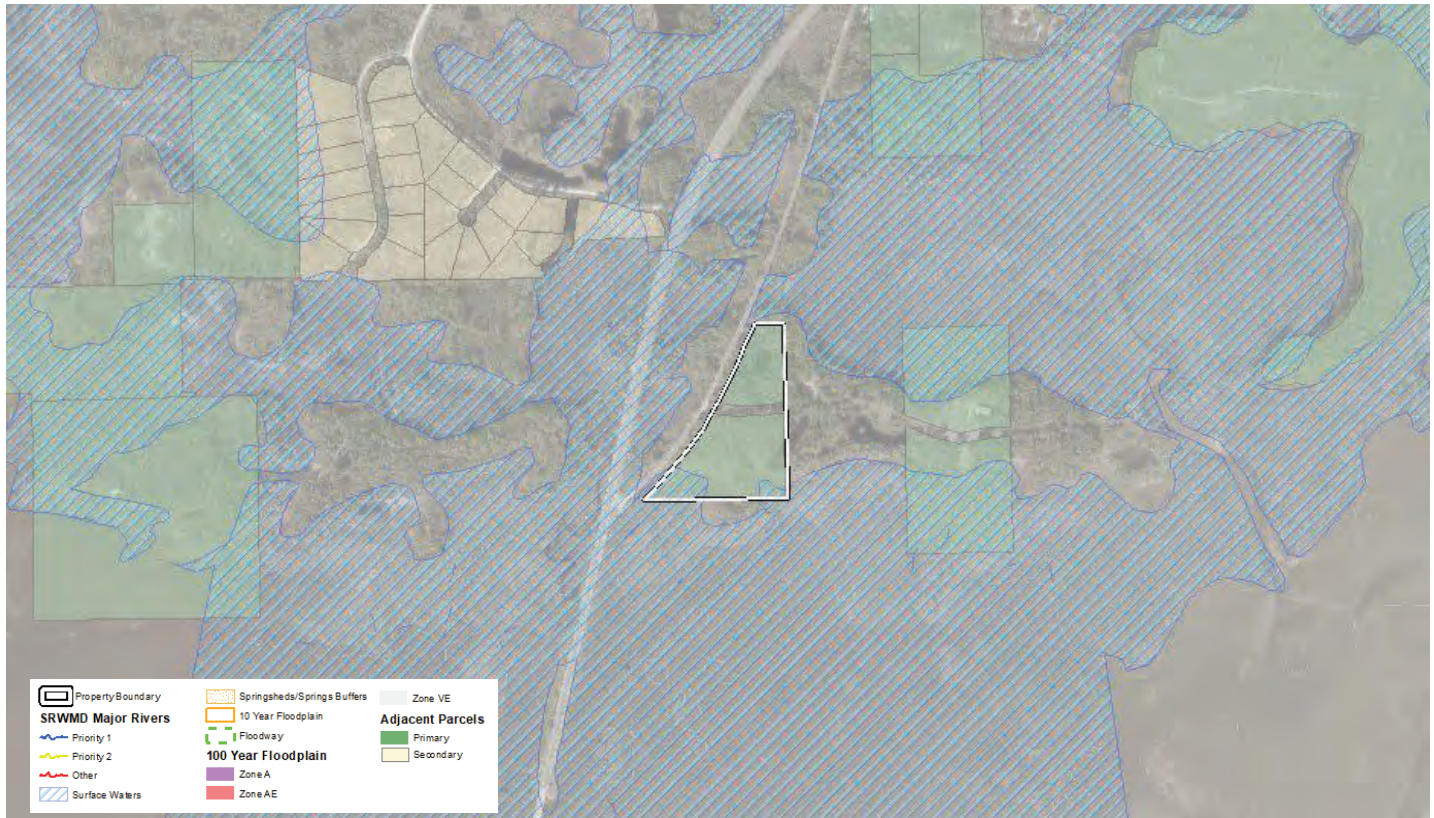
Lukens Addition Property Offer Floodplain Protection



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SUWANNEE TRIAGE ANALYSIS RESULTS



Property Name: Lukens Addition

Date: 07/09/2020

Acreage: ± 10.7 ac

County: Levy

Transaction Type: Acquisition

Florida Forever: Yes

Surface Water Protection

Major River: (N)

Riverine Surface Waters: (Y) [± 1.4 ac]

Flood Protection

Floodway: (N)

10 Year Floodplain: (N)

100 Year Floodplain: (Y) [± 10.7 ac]

Springs Protection

Springshed: (N)

Adjacency: (Y) [Primary]

Miscellaneous

PFA: (N)

WSPA: (Y) [Partially in Western]

BMAP: (N)

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Vanessa Edmunds, Broker/Owner

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Contact Information

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Cedar Key Realty, Inc
 574 2nd Street
 P.O. Box 7
 Cedar Key, FL 32625
Office: (352) 543-9899
Cell: (352) 210-1155
[EMAIL OFFICE](#)

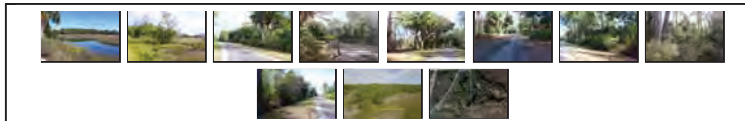
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Janet.CKRealty@gmail.com

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Listing Details

MLS Number: 777075
List Price: \$198,135
Street #:
Compass:
Street Name: Old SR24
City: Cedar Key
State: FL
Zip Code: 32625
County: Levy
Subdivision: Not in Subdivision

Property Use: Other-See Comments
Agricultural Sub Type:
Commercial Sub Type:
Residential Sub Type:
Utilities: Electricity Available, Electric - Central FL Coop
Water: Well Needed
Sewer: Septic Needed
Road Type: Paved
Waterfront Access/Details: Gulf of Mexico, Gulf Front

Parcel ID: 003450010A
School District: Levy
Waterfront: Yes

Legal Description: 17-15-13 0010.71 ACRES TRACT IN E1/2 OF SE1/4 LYING EAST OF OLD SR 24 R/W OR BOOK 1385 PAGE 297

Directions: Leaving Cedar Key on SR 24, make the first right after the number 4 bridge onto Old SR 24. Property is on the right. Locked gate. PLEASE DO NOT ENTER UNLESS THE LISTING AGENT ACCOMPANIES YOU.

Public Comments: 10.71 ACRES ON THE GULF. Covered with trees. Build your stilt home in the midst of swaying trees and soft breezes where you can enjoy supper watching sunsets redder the Gulf. Build your own dock and ramp or use the County boat ramp and dock just across the channel from this property. This parcel is big enough for nature watching and close enough to Cedar Key for going out with friends. It is next door to a government-owned parcel. Access is by deeded gated easement. The gate is locked. Call for an appointment. Please do not try to enter without an agent. Waterfront parcels of this size are not often available in the Cedar Key area. If you want a large parcel and Gulf frontage, this property is for you.

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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

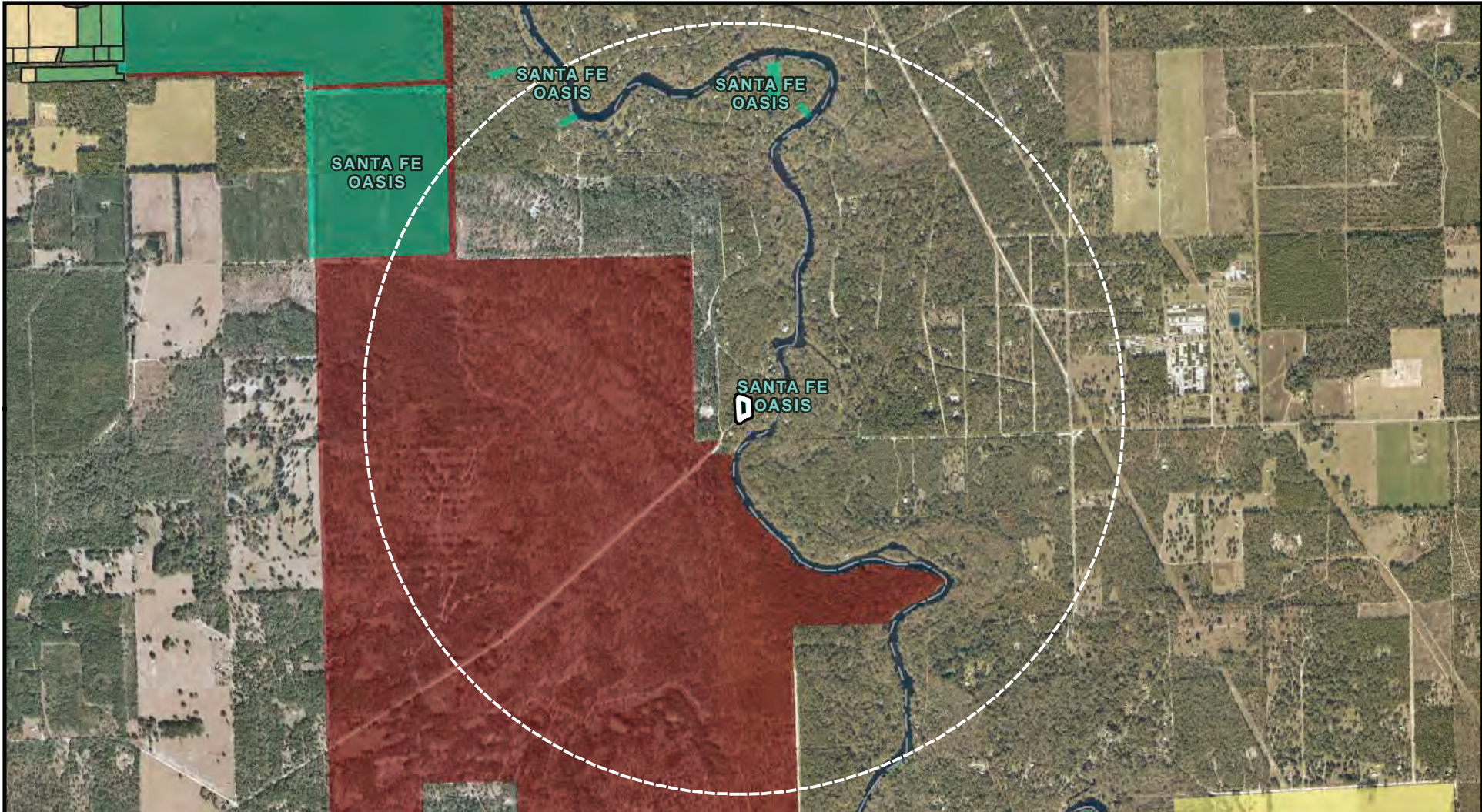
On May 12, 2020, the Governing Board approved the Lands Committee recommendation to declare as surplus a 0.76 acre +/- parcel of real property located in Santa Fe Oasis, Gilchrist County. The parcel was purchased in 1999 using Save our Rivers funding. On February 28, 2020, pursuant to section 373.089(8), 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

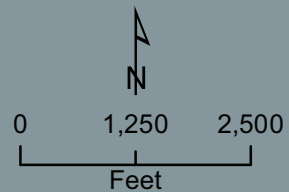


-  Property Boundary
-  SRWMD Ownership
-  Other Public Ownership
-  SRWMD Proposed Acquisitions
-  1 Mile Buffer

Adjacent Parcels Ranking

-  Primary
-  Secondary






Santa Fe Oasis (Weaver Offer)
 ± 0.76 Ac
 Gilchrist County

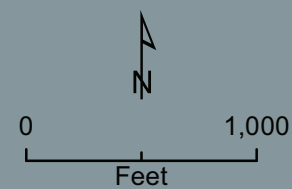


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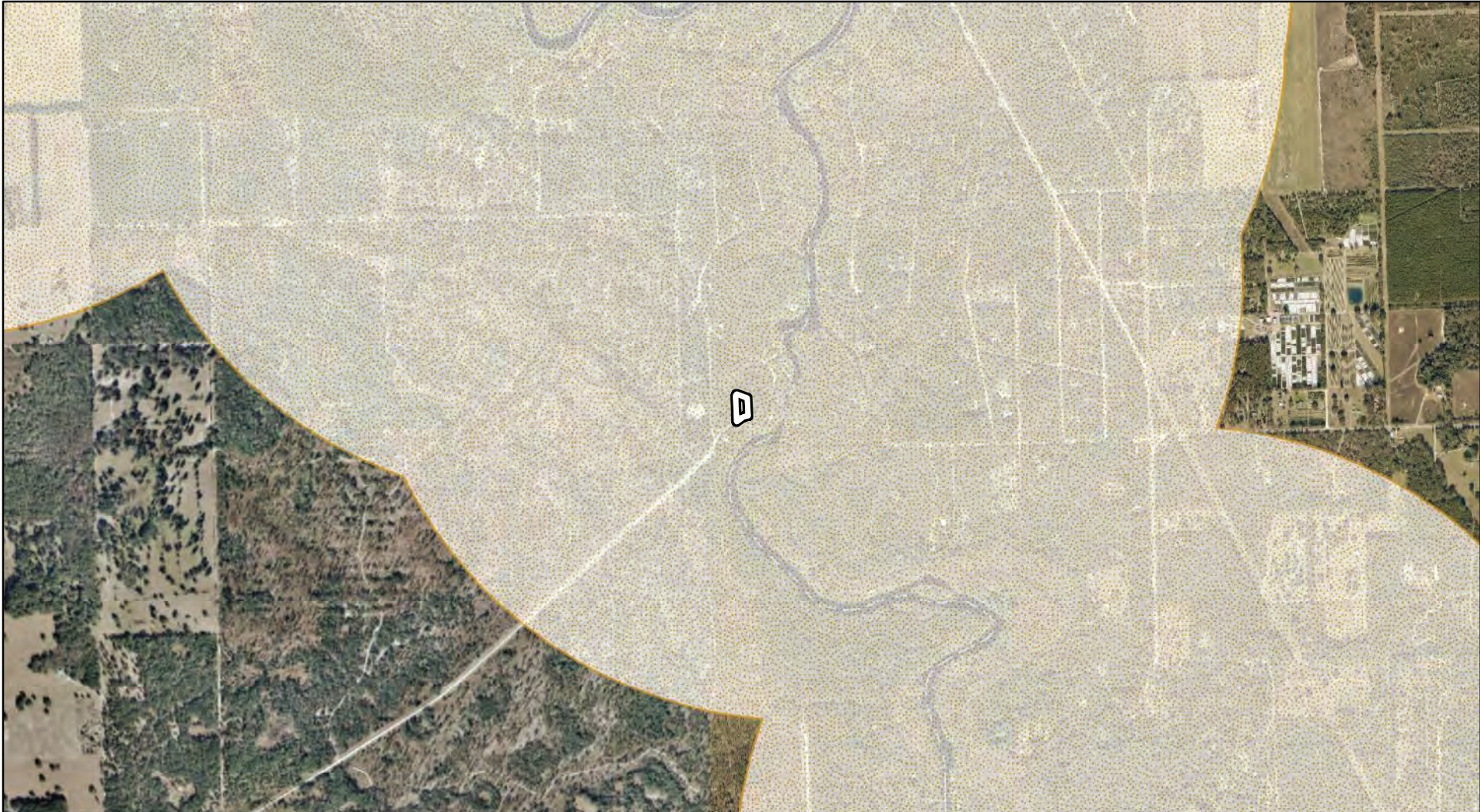


**Santa Fe Oasis (Weaver Offer)
Property Offer
Surface Water Protection**



-  Property Boundary
-  Surface Waters (Riverine)
- SRWMD Major Rivers**
-  Priority 1
-  Priority 2
-  Other

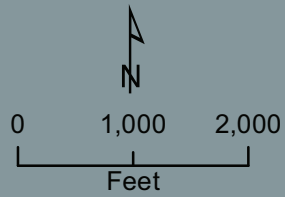


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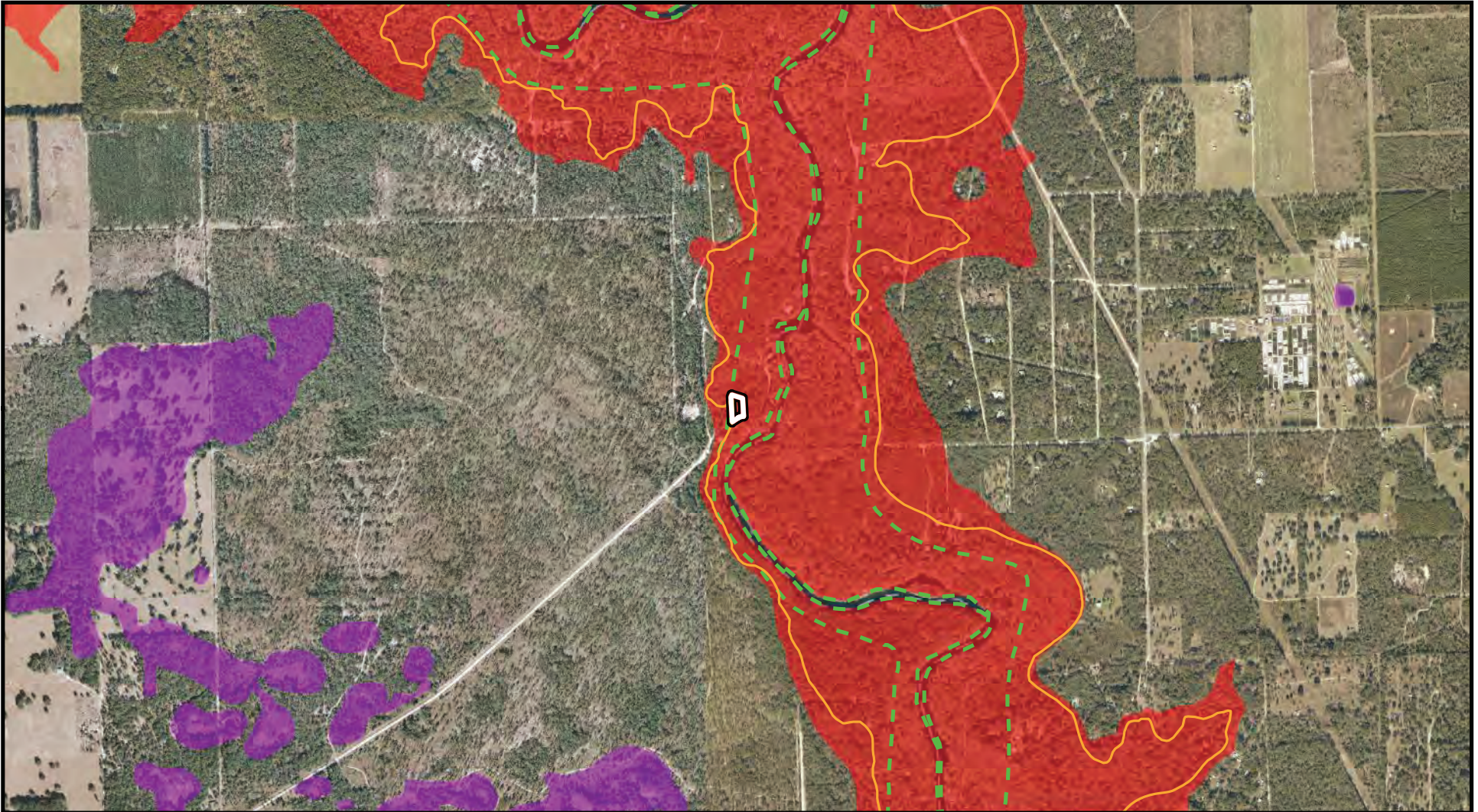


**Santa Fe Oasis (Weaver Offer)
Property Offer
Springs Protection**

-  Property Boundary
-  Springs Protection

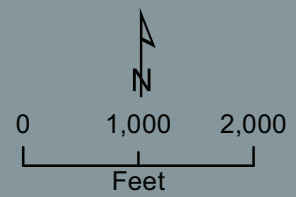


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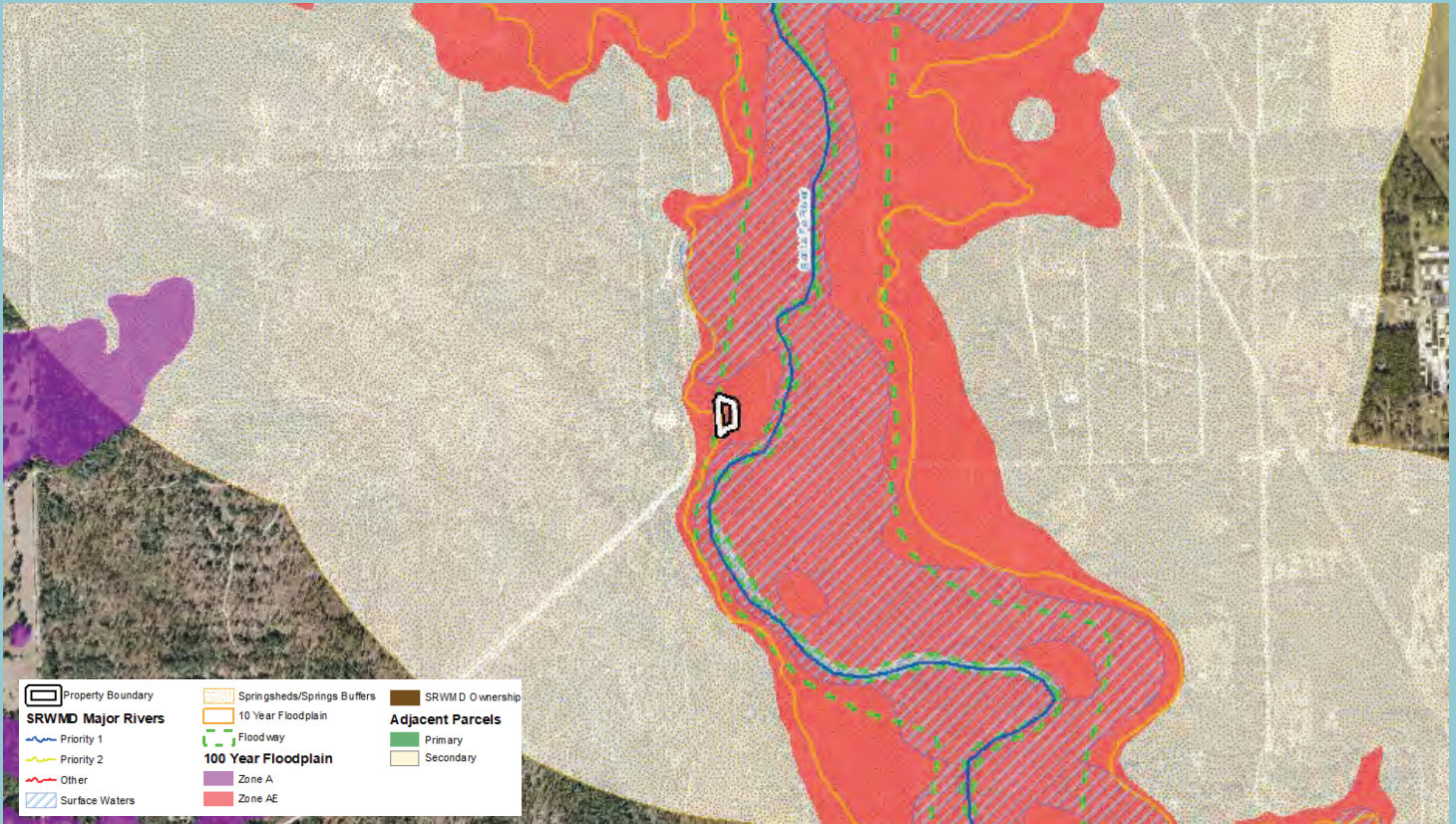
Santa Fe Oasis (Weaver Offer) Property Offer Floodplain Protection

-  Property Boundary
-  10 Year Floodplain
-  Floodway
- 100 Year Floodplain**
-  Zone A
-  Zone AE



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Suwannee River Water Management District Triage Analysis Results



Property Name: Santa Fe Oasis - Weaver Offer

Date: 06/27/19

Acreage: ± 0.76

County: Gilchrist

Transaction Type: Surplus

Surface Water Protection-

Major River? (Y) [Santa Fe-Priority 1]

Riverine Surface Waters? (N)

Springs Protection -

Within Springshed or springs buffers?
(Y) [Springs Buffer] [± 0.76 ac]

Adjacency

(N)

Flood Protection-

Floodway? (Y) [± 0.75 ac]

10 Year Floodplain? (Y) [± 0.65 ac]

100 Year Floodplain? (Y) [± 0.75 ac]

Miscellaneous:

PFA? (N)

WRCA? (Y) [Eastern]

BMAP? (Y) [Santa Fe]



Santa Fe Oasis

Surplus Land Information

Gilchrist County, Florida

Parcel ID 36-06-15-0086-000F-0080

Parcel is .76 acres+/-

Conditions of sale: Fee Simple. District will retain certain conservation protections either through a conservation easement or through Deed Restrictions. Protections will include no permanent structures, no well or septic systems.

Cash sale only. The District will not provide financing.

Buyer to pay for all transaction costs including, but not limited to, appraisal, survey, and closing costs, including legal fees.

Schroeder, Stephen

From: Jay Raulerson <JayRaulerson@coloradochoice.com>
Sent: Wednesday, June 10, 2020 4:24 PM
To: Schroeder, Stephen
Subject: Bid and Appraisal for the Parcel ID 36-06-15-0086-000F-0080
Attachments: 20200610155648.pdf

Hey Steve: Attached is the Appraisal for the Parcel ID# 36-06-15-0086-000F-0080 and my bid on the parcel will be \$37,500.00. Please send me a reply to let me know that you did receive this email.

Thanks

James L. Raulerson, Jr.
JLR & CAR Holdings, LLC
1000 South Ronald Reagan Blvd.
Longwood, FL 32750



PHONE: 386.454.1121
PO BOX 809 HIGH SPRINGS, FL 32655

June 3, 2020

Jay Raulerson
JLR & CAR Holdings, LLC
1000 S. Ronald Reagan Blvd.
Longwood, FL 32750

RE: SRWMD Lot

Mr. Raulerson:

I am pleased to submit this restricted appraisal report for the Suwannee River Water Management District (SRWMD) surplus lands lot in Gilchrist County, Florida. The property is identified as tax parcel 36-06-15-0086-000F-0080 and Lot 8 BLK F of Santa Fe Oasis Subdivision containing 0.76 acres of land. The property is currently offered for sale to adjacent landowners and this appraisal is to assist in determining a market value for the lot. The client is JLR & CAR Holdings, LLC with its members and the SRWMD as intended users of this report. *This is the sole intended use and user of this report. This is an appraisal of the fee simple interest as a single economic unit at the client's request therefore, the fact that the transfer of the property will be subject to some type of development restrictions prohibiting structures, wells, and septic tanks is not considered.*

This appraisal is documented in a restricted appraisal report. The following report presents assumptions and limiting conditions, pertinent facts about the market and the subject property, and the reasoning leading to our conclusions.

Sincerely,

Scott T. Brodbeck, MAI
Legacy Appraisal Services, LLC
Florida State-Certified General Real Estate Appraiser RZ3386

EXECUTIVE SUMMARY

SUBJECT PROPERTY, RIGHTS APPRAISED

The subject property consists property identified as tax parcel 36-06-15-0086-000F-0080 and Lot 8 BLK F of Santa Fe Oasis Subdivision containing 0.76 acres of land. *This is an appraisal of the fee simple interest at the client's request therefore, the fact that the transfer of the property will be subject to some type of development restrictions prohibiting structures, wells, and septic tanks is not considered.* There are no building improvements to be appraised. Fee simple interest is defined as "absolute ownership unencumbered by any other interest or estate subject only to the limitations imposed by the government powers of taxation, eminent domain, police power and escheat".¹

PROPERTY HISTORY

The subject is currently offered for bid sale.

EFFECTIVE DATE OF APPRAISAL

June 3, 2020

PURPOSE OF APPRAISAL, CLIENT, INTENDED USER

Develop an opinion of market value for the client to make an offer to purchase the subject tract. The client is JLR & CAR Holdings, LLC with its members and the SRWMD as intended users of this report.

SCOPE OF WORK

For this appraisal, we conducted the following:

- Interviewed market participants and other sources concerning factors influencing value;
- Reviewed files and researched relevant market data;
- Applied the sales comparison approach to arrive at a value conclusion for the property;
- Prepared a restricted appraisal report summarizing conclusions.

HIGHEST AND BEST USE

Residential lot.

¹ The Dictionary of Real Estate Appraisal, Sixth Edition (Chicago: Appraisal Institute, 2015) p. 90

SUBJECT AERIAL PHOTO



1. SALES COMPARISON APPROACH

This approach produces an estimate of value by comparing the subject with similar, recently sold properties in the same or similar competing areas. Analyzing the degree of comparability between properties involves judgments as to their similarity with respect to such factors as location, zoning, and size. The sale prices of the most comparable properties tend to set the value range in which the subject will fall. Further analysis of the comparable data entails an adjustment process which effectively “normalizes” by accounting for specific differences between each sale and the subject. Each sale provides an independent indication of what the buyer of that sale would pay for the subject property. These estimates are then reconciled into a value conclusion.

Table 1.1. SCA Grid

	Subject	Sale 1	Sale 2	Sale 3
County	Gilchrist	Gilchrist	Gilchrist	Gilchrist
Subdivision	Santa Fe Oasis	Santa Fe Oasis	Ira Beas Oasis	Santa Fe Oasis
Legal	Lot 8 Blk F	Lot 7 Blk F	Lots 3&4	Lot 5 Blk F
Sale Date		8/23/2017	10/22/2019	11/12/2019
Lot Size	0.76	0.65	0.82	0.57
Sale Price		\$ 18,500	\$ 15,000	\$ 11,000
Weighting		35%	30%	35%
Indicated Value of Subject Lot	\$ 14,825			

SUMMARY

Three recent lot sales similar to the subject lot were discovered, with Sale 1 being adjacent to the subject, and Sale 3 being a few lots away from the subject. All sales are interior lots with no river frontage and graded road access like the subject. In addition to these sales, active listings and sales of similar lots across the river in the Three Rivers Estates development in Columbia County were observed ranging in price from \$10,000 to \$20,000 with several lots at the lower end to middle of the range marked as closed or pending sales. This confirms that there is an active market for these types of properties and supports the value conclusion from the Sales Comparison Approach of \$14,825 for the subject property.

CERTIFICATION OF VALUE

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and is our personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice (USPAP)*.
- Scott Brodbeck inspected the subject on June 3, 2020.
- The appraiser has not provided appraisal services with regards to the subject property in the three years prior to the agreement to perform this appraisal.
- No one provided real property appraisal assistance other than the signing appraiser.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- As of the date of this report, Scott Brodbeck has completed the Standards and Ethics Education Requirement of the Appraisal Institute for Designated Members.



Scott T. Brodbeck, MAI
Florida State-Certified General Real Estate Appraiser RZ3386

June 3, 2020

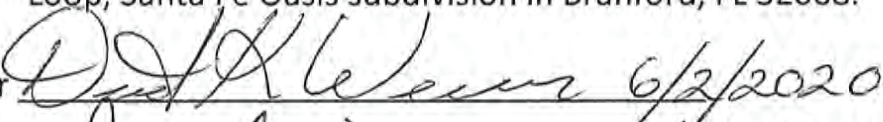
Date

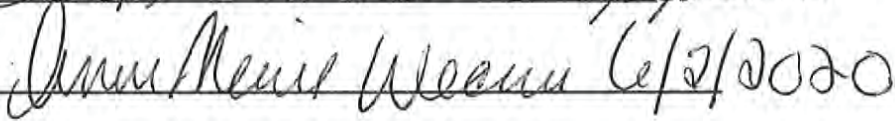
Dave Weaver

To: Schroeder, Stephen
Cc: WEAVETONE@YAHOO.COM
Subject: Parcel ID 36-06-15-0086-000f-0080

Mr. Stephen Schroeder,

Myself and my wife would like to submit a bid of \$6550.00 for Parcel # 36-06-15-0089-000f-0080 approximately .76 acres+/-
Located on 120TH Loop, Santa Fe Oasis subdivision in Branford, FL 32008.

David K. Weaver  6/2/2020

Ann Marie Weaver  6/2/2020

Dave K. Weaver
Plant Manager
H. & S. Swansons' Tool Company
9000 68th St
Pinellas Park, FL 33782
727-388-0714
Dave.Weaver@hsswansons.com
www.hsswansons.com

Client	David Weaver	File No. 20-A-252-1
Property Address	NE 120th Loop	
City	Branford	County Gilchrist State FL Zip Code 32008
Owner	Suwannee River Water Management District	

APPRAISAL AND REPORT IDENTIFICATION

This Report is one of the following types:

- Appraisal Report (A written report prepared under Standards Rule 2-2(a), pursuant to the Scope of Work, as disclosed elsewhere in this report.)
- Restricted Appraisal Report (A written report prepared under Standards Rule 2-2(b), pursuant to the Scope of Work, as disclosed elsewhere in this report, restricted to the stated intended use only by the specified client and any other named intended user(s).)

Comments on Standards Rule 2-3

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

Reasonable Exposure Time

(USPAP defines Exposure Time as the estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.)

My Opinion of Reasonable Exposure Time for the subject property at the market value stated in this report is: 1 to 3 months


Comments on Appraisal and Report Identification

Note any USPAP related issues requiring disclosure and any State mandated requirements:

This Appraisal Report is intended to comply with the reporting requirements set forth under Standards Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice. As such, it presents only summary discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation that is not provided with the report concerning the data, reasoning, and analyses is retained in the appraiser's file. The depth of the discussions contained in this report is specific to the needs of the client and for the intended use stated in the report.

APPRAISER:

SUPERVISORY or CO-APPRAISER (if applicable):

Signature: 
 Name: Jordan Chase Moses

Signature: _____
 Name: _____

State Certification #: Cert Gen RZ3672
 or State License #: _____

State Certification #: _____
 or State License #: _____

State: FL Expiration Date of Certification or License: 11/30/2020

State: _____ Expiration Date of Certification or License: _____

Date of Signature and Report: 05/29/2020

Date of Signature: _____


Effective Date of Appraisal: 05/28/2020

Inspection of Subject: None Interior and Exterior Exterior-Only

Inspection of Subject: None Interior and Exterior Exterior-Only

Date of Inspection (if applicable): 05/28/2020

Date of Inspection (if applicable): _____

	Client File #:	Appraisal File #:	20-A-252-1
	Appraisal Report · Land		
	Appraisal Company: Candler, Moses & Associates, Inc.		
	Address: 184 North Marion Avenue, Lake City, FL 32055		
Phone: (386) 755-2774		Fax: (386) 755-8534	Website: www.candlermoses.com
Appraiser: Jordan Chase Moses		Co-Appraiser:	
AI Membership (if any): <input type="checkbox"/> SRA <input checked="" type="checkbox"/> MAI <input type="checkbox"/> SRPA <input type="checkbox"/> AI-GRS <input type="checkbox"/> AI-RRS		AI Membership (if any): <input type="checkbox"/> SRA <input type="checkbox"/> MAI <input type="checkbox"/> SRPA <input type="checkbox"/> AI-GRS <input type="checkbox"/> AI-RRS	
AI Affiliation (if any): <input type="checkbox"/> Candidate for Designation <input type="checkbox"/> Practicing Affiliate		AI Affiliation (if any): <input type="checkbox"/> Candidate for Designation <input type="checkbox"/> Practicing Affiliate	
Other Professional Affiliation:		Other Professional Affiliation:	
E-mail: chase@candlermoses.com		E-mail:	
Client: David Weaver		Contact:	
Address: 5163 102nd Street North, St. Petersburg, FL 33708			
Phone: 727-688-9845		Fax:	E-mail: weavetone@yahoo.com
SUBJECT PROPERTY IDENTIFICATION			
Address: NE 120th Loop			
City: Branford	County: Gilchrist	State: FL	ZIP: 32008
Legal Description: Lot 8 Block F of the Santa Fe Oasis unrecorded subdivision			
Tax Parcel #: 36-06-15-0086-000F-0080	RE Taxes: 0.00	Tax Year: 2019	
Use of the Real Estate As of the Date of Value: Vacant			
Use of the Real Estate Reflected in the Appraisal: Vacant/Recreation			
Opinion of highest and best use (if required): Vacant/Recreation			
SUBJECT PROPERTY HISTORY			
Owner of Record: Suwannee River Water Management District			
Description and analysis of sales within 3 years (minimum) prior to effective date of value:		Subject has no prior sales history in the past 36 months.	
Description and analysis of agreements of sale (contracts), listings, and options:		The subject is not currently listed for sale but has been offered for sale to adjacent land owners. No asking price has been set and it has been requested the potential buyer obtain an appraisal. No recent sales data available.	
RECONCILIATIONS AND CONCLUSIONS			
Indication of Value by Sales Comparison Approach		\$ 5,000	
Indication of Value by Cost Approach		\$ Not Developed	
Indication of Value by Income Approach		\$ Not Developed	
Final Reconciliation of the Methods and Approaches to Value: In this instance, only the Sales Comparison Approach was developed because this appraisal analysis is considered to be the most reliable within the market area and the most commonly used. The Cost and Income Approaches were not developed because they are not typically relied on for valuing vacant properties within this market.			
Opinion of Value as of: 05/28/2020		\$ 5,000	
Exposure Time: 1 to 3 months			
The above opinion is subject to: <input checked="" type="checkbox"/> Hypothetical Conditions and/or <input type="checkbox"/> Extraordinary Assumptions cited on the following page.			

*NOTICE: The Appraisal Institute publishes this form for use by appraisers where the appraiser deems use of the form appropriate. Depending on the assignment, the appraiser may need to provide additional data, analysis and work product not called for in this form. The Appraisal Institute makes no representations, warranties or guarantees as to, and assumes no responsibility for, the data, analysis or work product, or third party certifications, verifications, data specifications, scores, indexes, or valuation tools, used or provided by the individual appraiser(s) or others in the specific contents of the AI Reports®. AI Reports® AI-120.05 Appraisal Report - Land © Appraisal Institute 2017, All Rights Reserved

Client:	David Weaver	Client File #:	
Subject Property:	NE 120th Loop, Branford, FL 32008	Appraisal File #:	20-A-252-1

APPRAISER CERTIFICATION

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analysis, opinions, and conclusions are limited only by the report assumptions and limiting conditions, and are my personal, unbiased professional analysis, opinions, and conclusions.
- I have no present (unless specified below) or prospective interest in the property that is the subject of this report, and I have no (unless specified below) personal interest with respect to the parties involved.
- I have no bias with respect to any property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon the developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analysis, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- Individuals who have provided significant real property appraisal assistance are named below. The specific tasks performed by those named are outlined in the Scope of Work section of this report.

None Name(s)

As previously identified in the Scope of Work section of this report, the signer(s) of this report certify to the inspection of the property that is the subject of this report as follows:

Property Inspected by Appraiser Yes No

Property Inspected by Co-Appraiser Yes No

- Services provided, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment: None Specify services provided:

ADDITIONAL CERTIFICATION FOR APPRAISAL INSTITUTE MEMBERS, CANDIDATES AND PRACTICING AFFILIATES

Appraisal Institute Designated Member, Candidate for Designation, or Practicing Affiliate Certify:

- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

I am a Designated Member of the Appraisal Institute.
As of the date of this report, I have completed the continuing education program of the Appraisal Institute.

APPRAISERS SIGNATURES

APPRAISER: Signature _____ Name <u>Jordan Chase Moses</u> Report Date <u>05/29/2020</u> Trainee <input type="checkbox"/> Licensed <input type="checkbox"/> Certified Residential <input type="checkbox"/> Certified General <input checked="" type="checkbox"/> License # <u>Cert Gen RZ3672</u> State <u>FL</u> Expiration Date <u>11/30/2020</u>	CO-APPRAISER: Signature _____ Name _____ Report Date _____ Trainee <input type="checkbox"/> Licensed <input type="checkbox"/> Certified Residential <input type="checkbox"/> Certified General <input type="checkbox"/> License # _____ State _____ Expiration Date _____
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