

SUWANNEE RIVER WATER MANAGEMENT DISTRICT

MEMORANDUM

TO: Governing Board

FROM: Stephen Schroeder, Chief, Office of Administration

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

DATE: October 2, 2020

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

RECOMMENDATION

Accept the Lands Committee recommendation to reject all offers received for the sale of a 0.76 acres +/- parcel located in Santa Fe Oasis, Gilchrist County, sell the parcel to the general public for the highest price obtainable via sealed bid, and require a five percent offer deposit by the successful bidder.

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. In the background information to declare the parcel surplus it was determined that the parcel no longer serves a conservation purpose for the District in that it is no longer needed to be owned in order to further the District's land conservation purposes of flood control, water storage, water management, conservation and protection of water resources, aquifer recharge, water resource and water supply development, and preservation of wetlands, streams, and lakes, as per section 373.016, Florida Statutes (F.S.). The parcel was purchased in 1999 using Save Our Rivers funding.

On February 28, 2020, pursuant to section 373.089(8), F.S., 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. As of date, the District has received two offers, accompanied by current certified appraisals.

Mr. Dave Weaver, an adjacent landowner, 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.

Mr. Jay Raulerson, was not an adjacent owner but 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.

Subsection 373.089(8)(b), F.S., states that "Fourteen days after publication of such notice, the district may sell the parcel to an adjacent property owner or, if there are two or more owners of adjacent property, accept sealed bids and sell the parcel to the highest bidder or reject all offers."