

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: Release of Confidential Appraisal Reports on the R.O. Ranch/McB-Pinehatchee Exchange in Lafayette County

RECOMMENDATION

Authorize the Executive Director to release the confidential and exempt appraisals acquired as part of the negotiations at his discretion in accordance with sections 373.089 and 373.139 Florida Statutes.

BACKGROUND

The District, through its contractor, North Florida Land Trust (NFLT) has been engaged in negotiations and assessment for the exchange of fee interests with McB-Pinehatchee whereby the District would exchange the previously surplusd R.O Ranch parcel (1,276 acres +/-) for a larger, more environmentally sensitive parcel of real property consisting of 2,974 acres +/- both of which are in Lafayette County. NFLT has received two appraisals on each parcel. As part of the negotiations, McB-Pinehatchee has requested copies of the appraisals.

Section 373.139, Florida Statutes, provides that appraisal reports in fee acquisition transactions are exempt and confidential from disclosure to the private landowner. The statute goes on the permit disclosure if the District determines that the disclosure will bring the proposed acquisition to closure. The exempt and confidential status under the statute remains in effect until an option contract is executed or, if no option contract is executed, until 30 days before a contract or agreement for purchase is considered for approval by the governing board. Section 373.089, Florida Statutes provides for similar confidential and exempt protections of appraisals in relation to appraisals of properties being sold by the District but permits the District to disclose the appraisals during negotiations for the sale of exchange.

SCS/tm
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