

PARCEL SUMMARY

TRACT: Crosby Lake

OWNER: Roberts Capital Ventures, LLC

PARCEL: 1,380 acres +/-

PARCEL DESCRIPTION: The Crosby Lake parcel consists of one large parcel and two smaller nearby parcels comprising 1,380 acres +/- in Bradford County. The parcel is partially adjacent to Crosby Lake. The offer proposes a price of \$2,900 per acre to be determined by an appraisal and the Offeror has also confirmed that a conservation easement would be considered in lieu of a fee purchase.

Staff continues to assess the parcel for potential projects to include alternative water supply projects and anticipates having a proposal before the end of November 2020. Further, staff believes that some partnership with Bradford County will be necessary to address concerns with a canal that crosses the parcel and connects Crosby Lake to Lake Sampson.

WATER RESOURCE GUIDELINE SCREENING:

Riverine Surface Water Protection: 15%
(due to errors in a third party database which created an anomaly in the analysis, this is likely a low depiction of surface water protection)
Springshed Protection: 0%
Floodplain Protection: 59%
Priority Focus Area: No
Water Supply Planning Area: Eastern
BMAP: No

OUTSTANDING INTERESTS: Owner indicates there are no outstanding interests, however, this will be confirmed through a title search.

CURRENT ASKING PRICE: The property is being offered for \$2,900 per but the owner has indicated a willingness to negotiate. Upon completion of the appraisal staff will negotiate the value of the property rights to be conveyed to the District in accordance with Florida Statutes. Additionally, a less than fee acquisition may also be available.

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

ACCESS: This property appears to be accessible via State Road 100 and various smaller roads.

MANAGEMENT: District staff has not visited the site but are familiar with the areas due to adjacency to existing District lands and have determined that it presents no issues for management.

SCS/rl
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