

SUWANNEE RIVER WATER MANAGEMENT DISTRICT

**MEMORANDUM**

TO: Lands Committee

FROM: Katelyn Potter, Director, Division of Outreach and Operations

THRU: Hugh Thomas, Executive Director

DATE: March 14, 2025

RE: Declaration of a Surplus Lot Within the Turkey Island Tract, Levy County

**RECOMMENDATION**

Declare as surplus a lot within the Turkey Island Tract consisting of 0.34 acres +/- located in Levy County.

**BACKGROUND**

In December 2024, the District received a request from an adjacent landowner to surplus a piece of real property owned by the District and located in Levy County known as parcel 077930010A. The parcel is located within the Turkey Island Tract and consists of +/- 0.34 acres. The parcel is isolated from the larger tract, with no adjacency to District lands and is located within a residential neighborhood.

The Turkey Island lot was purchased on December 10, 1997, using Save Our Rivers funds for \$4,250. Due to the natural community type, small acreage, proximity to residential areas, and isolation from other tracts, the parcel is not actively being managed. The parcel was reviewed by Land Acquisition and Surplus Team and formally recommended for surplus on December 12, 2024. Further, in accordance with the procedure, a site visit was performed on February 21, 2025.

If approved for surplus, an appraisal will be conducted on the parcel to determine the value. If the parcel is valued at less than \$25,000, the District may offer the property to adjacent landowners as authorized in 373.089(8)(a). If the property is valued at greater than \$25,000, the property will be offered to the public. Current procedure requires an appraisal to be provided upon request for the surplus of undeclared lands. However, staff requests the board approve the surplus and authorize sale to the adjacent landowners contingent on the appraised value.

Pursuant to statute, all sales shall be for no less than the appraised value. Sales will also include costs for appraisals, legal, and any other closing costs. The property will be noticed and offered via sealed bid for the land value plus all estimated costs associated with the transaction and require execution of a purchase agreement to receive the bid award. All transactions will be subject to final Board approval.

In accordance with Florida Constitution Article X, Section 18 and 373.089(6)(a), F.S., the Board may surplus property that is no longer needed for conservation purposes by a 2/3 vote. This surplus will include deed restrictions to prohibit future development of structures, wells, and septic to satisfy the conservation goals of the original acquisition.

If approved, the surplus will be noticed on the District website. Maps of the proposed surplus properties and adjacent properties are attached.

KCP/ao  
Attachments