

SUWANNEE RIVER WATER MANAGEMENT DISTRICT
REQUEST FOR OFFERS TO SELL PARCELS OF REAL PROPERTY
Levy County, Florida

NO. 14/15-009EO

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Suwannee River Water Management District
9225 CR 49
Live Oak, FL 32060
386.362.1001
386.362.1056 (Fax)
800.226.1066 (Florida only)
www.mysuwanneeriver.com

SECTION 1 - INTRODUCTION

The Suwannee River Water Management District (District) is conducting this Request for Offers in which the Offeror offers to sell a parcel of real property (either in fee simple or permanent easement) in Levy County, Florida to the District. The parcel will be purchased by the District (either in fee simple or permanent easement) for the purpose of placing and maintaining monitoring wells thereon for measurement of ground water levels and quality.

SECTION 2 - PROPOSED SCHEDULE

January 15, 2015	Release of Request for offers.
February 16, 2015	Offers due prior to 4:00 p.m. at District Headquarters in Live Oak.
April 14, 2015	Governing Board decision concerning Options to Purchase at 9:00 a.m. at District Headquarters in Live Oak. (tentative)*

* Denotes a public meeting. All times denote local time.

SECTION 3 - INSTRUCTION TO OFFERORS

Offer Packages: The request for offer packages may be obtained by logging on to www.mysuwanneeriver.com.

Offer Document: Offeror shall submit an offer by letter setting out the following:

1. That the Offeror is the owner or otherwise has the right to offer for sale the subject parcel of real property.
2. Whether the Offeror is offering the parcel in fee simple or as a permanent easement.
3. The requested price for the parcel being offered.
4. The designated area (as shown on the maps which are a part of this Request) which this parcel is located within.

Attached to or enclosed with the above letter shall be:

1. If an entire tract is being offered, a copy of the property card and GIS map (print out from website is acceptable) from the applicable County Property Appraiser's office showing the parcel being offered.
2. If less than an entire tract is being offered, a copy of the property card (print out from website is acceptable) from the applicable County Property Appraiser's office showing the parent tract of the parcel being offered and a drawing or sketch showing the parcel being offered.
3. If the Offeror does not hold complete title to the parcel being offered, a written statement from all other owners that they join in making the offer.
4. The completed property offer form (Section 6).

Delivery of Offer: One original and three (3) copies of the offer should be sent to:

Robin Lamm
 Suwannee River Water Management District
 9225 County Road 49
 Live Oak, Florida 32060 Phone: 386.362.1001

Offers are due at the above address by 4:00 p.m. on February 16, 2015

SECTION 4 – KEY POINTS

Designation of Areas: The District has prepared a map of a portion of Levy County on which the District has shown the areas of the County where the District is interested in purchasing a parcel. This area has been designated with a letter. To be responsive, the offer must be for a parcel which is located within the designated area. The District anticipates purchasing one parcel per designated area.

Evaluation of the Offers: The offers will be evaluated by the District based on the suitability of the parcel to serve as a monitoring well station for the District. To determine whether the offered parcel is suitable for the District's purposes, the District will evaluate the suitability of the parcel based on the following factors, (1) offered price, (2) value of parcel (determined by the District through formal appraisal or otherwise), (3) acreage (an offered parcel should be approximately 1 acre in size), (4) legal and physical access to public roads, (5) availability of electrical utility service (not required but desirable), (6) parcel geometry (shape approximate to a square most desirable), (7) condition of title, (8) likelihood of flooding of the parcel (lower likelihood being better), (9) wetlands existing on the parcel (less being better), (10) bodies of water located on the parcel (less being better), (11) the presence of threatened and/or endangered species on the parcel (fewer being better) (12) sinkholes located on the parcel (free of sinkholes desired), (13) degree of clearing on the parcel (cleared being desirable), (14) slope of the parcel (less slope being more desirable), (15) parcel proximity to high-tension power lines (greater than 100 feet being desirable), (16) proximity to large existing ground water uses (greater than 0.5 mile from parcel preferred), and (17) other factors which could affect the suitability of the parcel for the placement of monitoring wells thereon. Should the District eliminate an offer based on one or some of the above factors it may decline to evaluate any other factor.

Negotiation with Offerors: For those offers favorably evaluated by the District, the District staff shall negotiate terms of a possible sale (including, without limitation, price) with the Offerors.

Options to Purchase: Should an Offeror and District staff reach an agreement as to terms of purchase, the District will pay (usually \$10.00) for an Option to Purchase (duration usually 60 - 90 days) the parcel and present such Option to Purchase to the District's Governing Board for consideration.

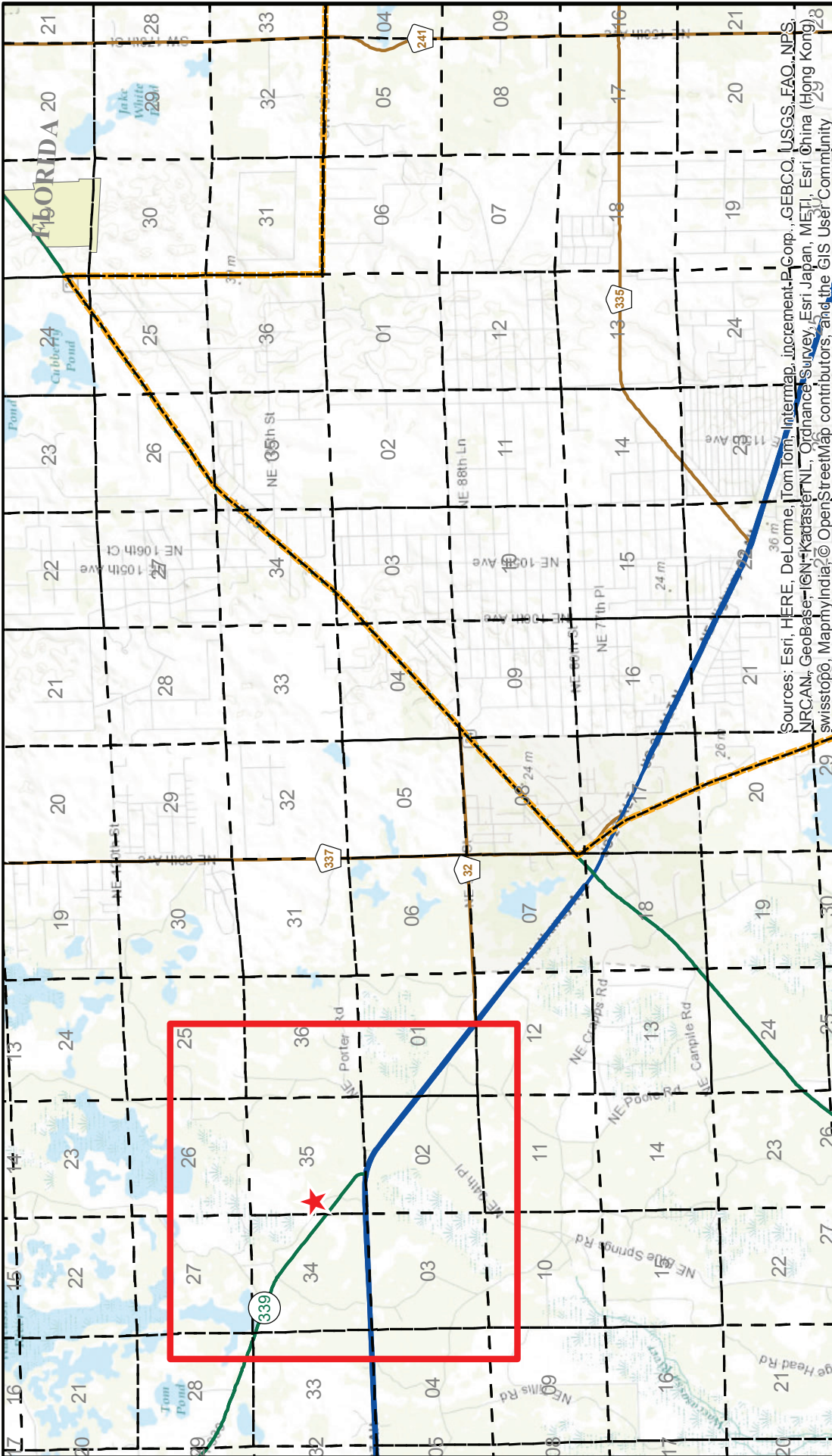
Consideration of Options to Purchase by the Governing Board: The District's Governing Board will consider the Options to Purchase and exercise those Options to Purchase it finds in the best interest of the District. Provided that, notwithstanding anything else herein: (1) the District's Governing Board may exercise or decline to exercise any Option to Purchase any parcel in its sole discretion, and (2) the Offeror shall have no contractual, or other, rights against the District unless and until an Option to Purchase is exercised by the District's Governing Board.

Expenses Incurred in Making the Offer: Under no circumstances shall the District be liable to the Offeror for the Offeror's expenses incurred in making the offer.

Americans with Disabilities Act: The District does not discriminate upon the basis of any individual's disability status. This nondiscrimination policy involves every aspect of the District's functions including one's access to, participation, employment, or treatment in its programs or activities. Anyone requiring reasonable accommodation as provided for in the Americans with Disabilities Act should contact Gwen Lord, Contracts and Procurement Coordinator, at 386.362.1001 or 800.226.1066 (Florida only). The District's fax number is 386.362.1056.

Rejection of Offers: The District reserves the right to reject any and all offers submitted in response to this request. The District also reserves the right to waive any minor deviations in an otherwise valid offer.




Public Records Laws: Pursuant to Section 373.139(3)(a), Florida Statutes, all of the appraisal reports, offers and counteroffers made in regards to this request are confidential and exempt from Florida's public records laws until an Option to Purchase is executed.



Sources: Esri, HERE, DeLorme, TomTom, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), Swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

Levy County RFO Designated Area A

Bronson West

-  Well_Siting
-  Section Boundary
-  Area for Potential Well Placement



Note: This map was created by the Suwannee River Water Management District (SRWMD) to be used for planning purposes only. SRWMD shall not be held liable for any injury or damage caused by the use of data distributed as a public records request regardless of their use or application. SRWMD does not guarantee the accuracy, or suitability for any use of these data, and no warranty is expressed or implied. For more information please contact the SRWMD at 386-362-1001.
Map Created on 12/16/2014

SUWANNEE RIVER WATER MANAGEMENT DISTRICT
PROPERTY OFFER FORM

Owner(s) of Record:

Address: _____
Phone: Office () _____ Home () _____
Mobile () _____ Fax () _____

Applicant (if other than owner):

Address: _____
Phone: Office () _____ Home () _____
Mobile () _____ Fax () _____

(Attach copy of listing agreement or letter from owner authorizing you to serve as representative)

Property Description:

County: _____ Acreage: _____

Legal Description :*(Attach extra sheets if necessary)* _____

(Attach survey, map or aerial photo, if available)

River Frontage: No Yes Other Water Frontage: No Yes

Describe Legal Access: _____

Describe Physical Access: _____

Improvements: No Yes. *If yes, describe:* _____

Title Condition: (Deed restrictions, easements, mineral interests, rights held by others):
Describe _____

(Attach copy of deed and any referenced instruments)

Tax Parcel ID Number(s): _____

Total Tax Parcel Acreage: _____

Owner's Current Asking Price: (Fee) \$ _____ (Other) \$ _____
(Conservation Easement) \$ _____

Signature: _____ Date: _____

*Return completed form to: Executive Director
Suwannee River Water Management District
9225 CR 49
Live Oak, Florida 32060
Phone: (386) 362-1001, (800) 226-1066
Fax: (386) 362-1056*