

SUWANNEE RIVER WATER MANAGEMENT DISTRICT

MEMORANDUM

TO: Governing Board

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

THRU: Hugh Thomas, Executive Director

DATE: November 1, 2025

RE: Resolution 2025-16 Sale of Nature Coast Lots 16 and 17 to Mark Willis, Gilchrist County

RECOMMENDATION

Approve Resolution 2025-16 Sale of Nature Coast Lots 16 and 17 to Mark Willis, Gilchrist County consisting of 2.09 +/- acres.

BACKGROUND

The Nature Coast Tract lots were purchased on March 15, 1995, using Save Our Rivers funds for \$6,900 per lot. Due to the natural community type, small acreage, proximity to residential areas, and isolation from other tracts, the parcels were not actively managed. On October 14, 2025, the Governing Board authorized staff to surplus the lots.

On July 17, 2025, Mark Willis offered \$10,000 each for parcels 19-10-14-0284-0002-0160 (lot 16) and 19-10-14-0284-0002-0170 (lot 17). A market analysis of recent sales in the area found the offer to be reasonable. However, pursuant to statute, all sales shall be for no less than the appraised value. The purchase agreement stipulates that the sale price will be at the offer price or appraised value – whichever is higher. The buyer is also responsible for all closing costs

On October 30, 2025, Mr. Willis executed a contract for sale and submitted a 10% bid guaranty for the parcels – subject to Board approval. Staff noticed the sale on the District's website on October 22, 2025, in the local newspaper on November 07, 2025, and sent certified letters to the adjacent landowner on November 10, 2025, pursuant to section 373.089(8)(a), Florida Statutes. The surplus sale includes deed restrictions on the parcels to prevent future development. Further, the sale meets the criteria of the surplus directive evaluation criteria as shown in the triage summary, maps, and surplus review.

Upon Board approval of the sale, the District will execute the purchase agreement, allowing the buyers to complete any remaining deliverables and move to closing. Staff requests the Board approve Resolution 2025-16, authorizing the sale of the Nature Coast Tract lots 16 and 17 in Gilchrist County to Mark Willis.

Maps of the sale properties are attached.

KCP/ao
Attachments