

## Questions and Answers

### Surplus Tract C1100-038 – Aug. 26, 2015

**In the event of a hurricane or tropical storm on or about Aug. 31, 2015, can you let me know what the contingency plan is for the Bid Opening for Nubbin Slough?**

In case of such an event where the District offices have an unscheduled closure on the day bids are scheduled to be opened, we will issue an addendum to the Bid Specifications extending the deadline for receipt of bid submissions and bid opening to the second business day the District is reopened for business. A notice to this effect will be posted on the District webpage.

**Does the District agree to cooperate with the successful bidder to execute the necessary documentation to allow the successful bidder to purchase the real estate in accordance with a 1031 exchange at no cost or expense to the District?**

The District bid process is designed to provide an equal and fair opportunity to all potential bidders. Because the question regarding a 1031 Exchange comes after the bid offering was published, the District is obligated to proceed with the current bid process without alterations or additions to the bid specifications. Any changes to the specifications may appear to benefit one potential bidder over others since they may have bid differently if they were aware of such additional features if included in the initial advertised offering.

**How much are the taxes on the property?**

The taxes for 2014 were \$1,505.08

**Is there an agricultural tax exemption on the property and will it continue after the sale?**

The current lessee obtained an agricultural tax exemption on the property. The new owner may wish to apply for their own agricultural exemption after the land is acquired.

**Will a prorated portion of lease payment made to the South Florida Water Management District be credited to the new owner?**

Yes, that portion of the lease payment will be credited to the new owner at the time of transfer of ownership.

**How much is the current lease rate?**

\$240 per AU (animal unit) or \$18,000.00 annually

**How many AUs are allowed on the property under the current lease agreement?**

75 AUs

**Is the existing perimeter fence on the boundary of the proposed surplus tract? Yes**

**What are the conditions under which the proposed access easement from Highway 710 to the surplus tract will be released?**

See the bid package for details.

**Can the existing Consumptive Water Use Permit (CUP) be transferred to the new owner?**

The CUP expired and is therefore not transferable. A new CUP will be required.

**Can the current Works of the District (WOD) permit be transferred to the new owner?**

The new owner would need to modify the existing Lake Okeechobee Works of the District permit 47-00449-Q to reflect the proper ownership and property boundary. A comprehensive phosphorus control plan would be needed for each land use type proposed for the property. A comprehensive plan includes BMPs in the areas of water management, sediment controls, and nutrient management. There is no cost to modify a Lake Okeechobee Works of the District permit.

**Does an Environmental Resource Permit (ERP) exist on the property? Is it transferrable?**

An ERP permit does not exist on the property.

## **Questions and Answers Surplus Tract C1100-038 – Aug. 26, 2015**

**Will the existing electrical power line remain on the property after the transfer of ownership?**

Yes

**Will the phosphate, minerals, metals or petroleum interests under Section 270.11, Florida Statutes, be reserved by the District?**

No

**What is the size of the water well on the property?**

It is a 2-inch diameter well.

**Will the new owner be provided a key to the entrance gate to the access road near Highway 710?**

The new owner will be required to provide a separate lock for entrance to the main entrance gate. The District may require the new owner to use an existing secondary gate to the access road.

**What title exceptions exist on the surplus property?**

See the title information in the online bid package for details.

**What are the terms under which the winning bidder's deposit can be refunded?**

The deposit is non-refundable. See the bid package for details.

**Is the existing lessee required to maintain worker's compensation insurance with the land owner identified as a lose payee?**

Not required. See copy of lease agreement and attachments in the bid package online.

**Is the current lease agreement included in the online bid package?**

Yes

**Can proposed access alternative be considered prior to submitting a bid?**

No. Bid must be submitted without contingencies.

###