



Levy County Board of County Commissioners

310 School Street, Suite 112, Bronson, Florida, 32621

Phone: 352.486.5218

Email: LevyBoCC@LevyCounty.org

Website: www.LevyCounty.org

To: The Board of County Commissioners
From: Mary-Ellen Harper, County Manager
Date: September 16, 2025
Subject: Declaration of Surplus Real Property: Parcel 0109756500

Parcel 0109756500 is a 0.09 acre tract of land in the unrecorded subdivision of Jemlands in Levy County. This is an unbuildable lot that is not actively being used by the County.

Summary

Parcel ID	0109756500
Location Address	
Neighborhood	JEMLANDS (10)
Legal Description*	29-12-14 0000.09 ACRES TRACT IN NE1/4 OF NW1/4 OR BOOK 1593 PAGE 927 -AKA LOT 28 BLK G-5 JEMLANDS UNRECORDED-
	*The legal description shown here may be condensed, a full legal description should be obtained from a recorded deed for legal purposes.
Property Use Code	COUNTY (8600)
Subdivision	N/A
Sec/Twp/Rng	29-12-14
Tax District	SUWANNEE RIVER WT (District SR)
Millage Rate	13.8996
Acreage	0.090
Homestead	N
Ag Classification	No

Section. 2-303 of the Code of Ordinances of Levy County, Florida requires:

(a) Presentation of request. A request to surplus real property owned by the county must be presented as an agenda item, by county staff or by a county commissioner, at a regular or special meeting of the board so the public has reasonable notice of the request by reviewing the written agenda.



Commissioners

Charlie Kennedy, District 1

Rock Meeks, District 2

Desiree Mills, Chair, District 3

Tim Hodge, Vice Chair, District 4

Johnny Hiers, District 5

(b) Adoption of resolution. After hearing the request, if the board desires to declare the real property as surplus, the board shall direct the county attorney to prepare a resolution for that purpose. The resolution shall be submitted as an agenda item on a future regular or special meeting of the board so the public has reasonable notice of the intent to surplus and dispose of the property by reviewing the written agenda. If the disposition of the surplus property will be non-competitive to serve a particular public purpose, the resolution shall include the additional requirements set forth in section 2-304 below. If the disposition will be by competitive process (refer to section 2-305), the resolution shall include the location and a legal description of the surplus real property and specific terms or conditions, if any, that the board will require in connection with the disposition.

Sec. 2-305 (b) By sale to an adjacent property owner in accordance with F.S. § 125.35(2). When the board makes findings in the surplus resolution that:

(a) a property is undevelopable or unusable because of its small size, configuration, environmental features or other reasons; or when the just (market) value of the property is \$15,000.00 or less as determined by the Levy County Property Appraiser; and

(b) due to the size, shape, location and value of the property it is most suitable for use by an adjacent property owner, then the administrator shall send written notice of the available surplus property to all adjacent property owners by certified mail. If, within three weeks after mailing such notice:

(1) Only one adjacent property owner responds with interest in purchasing the property, then the county manager or designee may negotiate and is authorized to execute a contract with that property owner; or

(2) Two or more adjacent property owners respond with interest in purchasing the property, then the administrator shall request and accept sealed bids for the parcel from those property owners. The county manager is authorized to execute a contract with the highest bidder or may reject all bids; or

(3) No response is received from any adjacent property owner, then the county may retain the property or may dispose of it by another method.

Any sale of an undevelopable/unusable property to an adjacent property owner must be conditioned upon recording of a declaration of unity of title (as described in section 50-776) at closing to ensure the undevelopable/unusable surplus parcel is eliminated by unification with the adjacent parcel.

If the board desires to declare 0109756500 as surplus, the board shall direct the staff to prepare a resolution for that due to the size, shape, location and value of the property it is most suitable for use by an adjacent property owner.