

**SUMMARY OF PROPOSED PURCHASE BY THE SCHOOL BOARD OF SANTA ROSA COUNTY—VACANT 63.6 ACRE PROPERTY ON WOODBINE ROAD**

SELLER: The Darby Family Trust

LOCATION: Woodbine Road, south of Vineland Lane, north of Rowe Trail

ACREAGE: 63.6 (+/-), vacant

PURCHASE PRICE: \$1,600,000.00 (§ 2)

TERMS: \$16,000 deposit; balance in cash at Closing (§§ 2 & 3)

Seller to pay title insurance premium and other title charges, documentary stamps on deed, cost of recording corrective instruments, and Seller's attorney's fees (§ 14)

Purchaser to pay survey expense, cost of recording deed to Real Property, and Purchaser's attorney's fees (§§ 10 & 14)

PURCHASER'S INSPECTION PERIOD: 60 days

PURCHASER'S CONDITIONS:

Approval by the Board following a public meeting held after 30 days public notice (§ 7)

No violation prohibiting use of Real Property for public educational facilities, auxiliary facilities, and related institutional uses and purposes ("Purchasers Proposed Uses") (§ 9(a))

No action challenging the proposed purchase (§ 9(b))

No environmental contamination (§ 9(c))

Two appraisals averaging not less than the Purchase Price, or waiver (§ 9(d))

Verification of consistency with County Comprehensive Plan for Purchaser's Proposed Uses (§ 9(e))

Verification that Real Property can be developed for Purchaser's Proposed Uses with fire and emergency vehicular access in full compliance with Florida Fire Prevention Code (§ 9(f))

RECOMMENDATION:

- (1) Grant tentative approval of the Agreement as submitted, subject to final approval after a public meeting held following 30 days' public notice
- (2) Authorize a public meeting to be held on October 10, 2019, to consider final approval of the Agreement, and
- (3) Ratify publication of notice of the public meeting to be held on October 10, 2019.