

MEMORANDUM

TO: Governing Board
 FROM: Randy Hall, Forester
 THRU: David Still, Executive Director
 Charles H. Houder, III, Deputy Executive Director 
 DATE: May 15, 2009
 RE: Authorization for the Executive Director to Enter into an Agreement with the High Bidder for the Tyree Timber Sale

RECOMMENDATION

Staff requests authorization for the Executive Director to execute a license to cut timber with Harley Forest Products LLC for the Tyree Timber Sale. As high bidder, Harley offered \$10.57/ton for pine Pulpwood, \$12.30/ton for pine Chip-n-saw, and \$31.00/ton for pine Saw-timber. Based on the bid results from this 33-acre per unit sale, the estimated revenue from the thinning operation is \$32,800.

BACKGROUND

A request for bids for the Tyree Timber Sale was mailed out on April 2, 2009, and posted on the District website. This is a 1/3 row thinning with thinning between rows on 23 acres of Loblolly Pine planted in 1990 and 10 acres of Slash Pine planted in 1988. Six responses were received by the May 7, 2009, deadline as listed below.

Summary of Bids

Company Name	Composite Price / ton	Estimated Revenue
Harley Forest Products	\$11.10	\$32,798.75
North Florida Timber Dealers, Inc.	\$10.87	\$32,126.05
B&E Hauling, Inc.	\$10.79	\$31,875.00
Big Bend Timber, Inc.	\$10.07	\$29,762.50
Great South Timber & Lumber, Inc.	\$5.81	\$17,155.25
Levings Forest Products, Inc.	\$5.38	\$15,907.50

gal

MEMORANDUM

TO: Governing Board

FROM: Randy Hall, Forester *RA*

THRU: David Still, Executive Director
 Charles H. Houder, III, Deputy Executive Director *CH*

DATE: May 15, 2009

RE: Authorization for the Executive Director to Enter into an Agreement with the High Bidder for the River Road Timber Sale

RECOMMENDATION

Staff request authorization for the Executive Director to execute a license to cut timber with North Florida Timber Dealers, Inc. for the Twin Rivers State Forest/River Road Timber Sale. As high bidder, North Florida offered \$10.75/ton for Pine Pulpwood, \$15.14/ton for Pine Chip-n-saw, \$35.75/ton for Pine Sawtimber, \$7.25/ton for Hardwood Pulpwood, and \$22.00/ton for Hardwood Sawtimber. The estimated value of this 220-acre, per unit sale is \$221,000.

BACKGROUND

A request for bids for the Twin Rivers State Forest/River Road Timber Sale was mailed out on April 2, 2009, and posted on the District website. Nine responses were received by the May 7, 2009, bid opening as listed below.

Summary of Bids

<u>Company Name</u>	<u>Composite price/ ton</u>	<u>Estimated Revenue</u>
North Florida Timber Dealers	\$14.44	\$220,964.53
Suwannee Lumber Company	\$14.35	\$219,452.56
Big Bend Timber	\$13.69	\$209,375.56
B&E Hauling	\$12.95	\$198,160.95
Balfour Timber	\$12.86	\$196,753.40
Greenville Timber Corp.	\$12.11	\$185,211.21
M.A. Rigoni Inc.	\$12.07	\$184,575.72
Great South Timber, Inc	\$11.89	\$181,854.25
Nature Coast Timber	\$11.80	\$180,524.83

gal

MEMORANDUM

TO: Governing Board

FROM: Randy Hall, Project Manager *RH*

THRU: David Still, Executive Director
Charles H Houder III, Deputy Executive Director *CHA*

DATE: May 18, 2009

RE: Amendment to Contract 08/09-032 with Natural Resource Planning Services Inc.

RECOMMENDATION

Staff recommends the Governing Board authorize an increase of \$16,000 to the contract with Natural Resource Planning Services, for a new amount not to exceed \$61,408.

BACKGROUND

Natural Resource Planning Services Inc. (NRPS) was one of the firms selected in September 2008 to conduct forest management and timber sale administration services on District lands. These services are instrumental in helping the District meet its vegetation management and forest management goals as well as protecting against the damaging effects of wildfire and beetle infestation. In FY 07/08, NRPS provided timber sale planning and inventory support on approximately 2,000 acres.

Recognizing a notable increase in stumpage rates for pine pulpwood in the District's northeast region, staff identified two additional thinning operations that could be accelerated to take advantage of current market prices. Review of pine plantations located on the Tyree (33 acres) and Withlacoochee Quail Farm (137 acres) tracts indicate they meet all the Land Management requirements for timber sale consideration.

Staff seeks authorization to increase NRPS's contract by \$16,000 to cover these costs and provide funding for other Fiscal Year 2009 projects. Funding for this increase is available in our current budget by reallocating \$16,000 from the timber sale administration budget under Timber Management (budget code 13-2586-6-3100-0209001).

gal
SRWMD Contract 08/09-032

MEMORANDUM

TO: Governing Board
FROM: Charles H. Houder III, Deputy Executive Director 
THRU: David Still, Executive Director
DATE: May 20, 2009
RE: Outstanding Real Property Offers

RECOMMENDATION

There is no recommendation at this time.

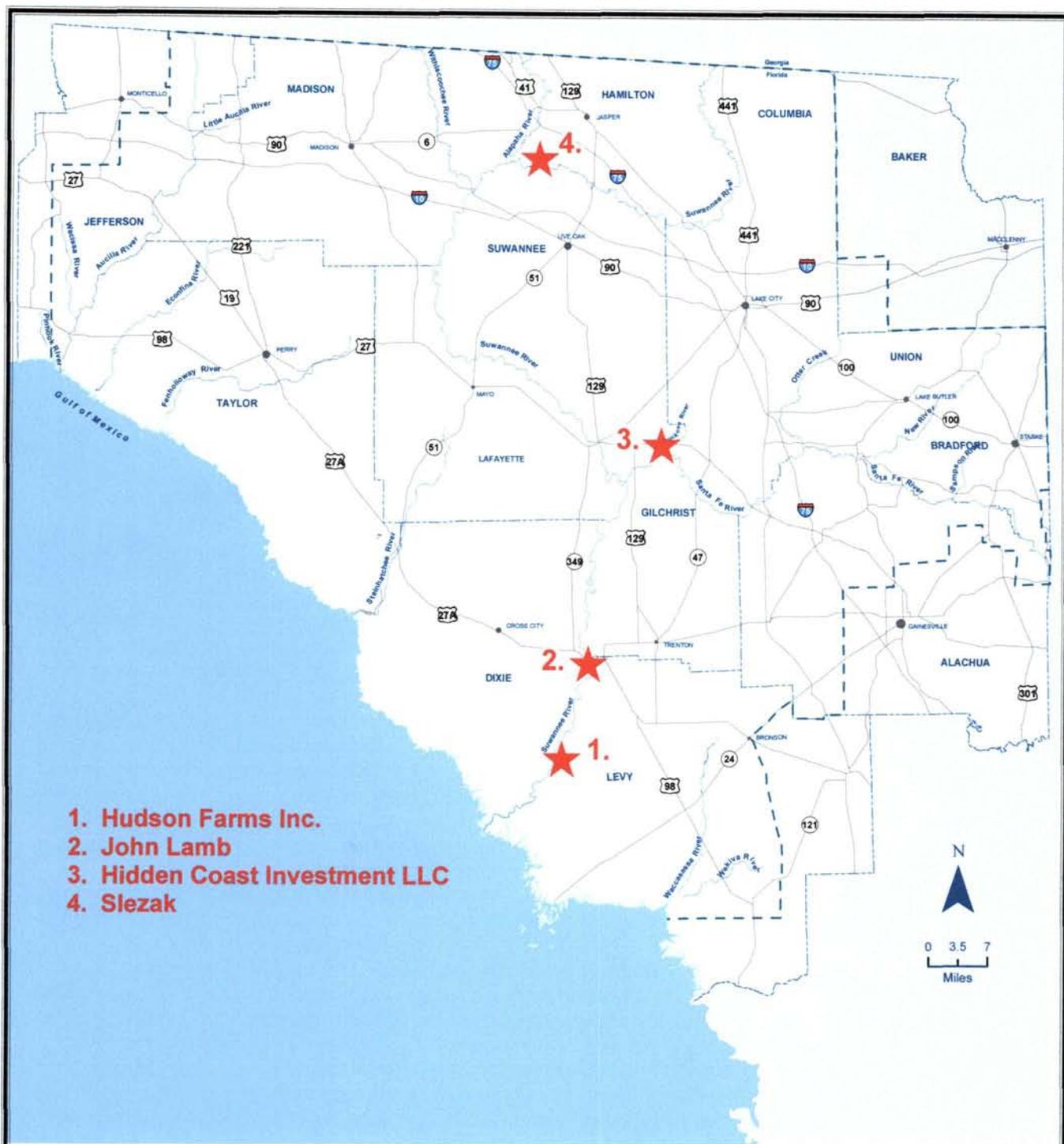
BACKGROUND

Discussion by Governing Board members at the May workshop highlighted the need to re-evaluate the goals and strategies for the District's land acquisition program. Over the upcoming months, staff will continue to work with the Governing Board to develop a consensus approach that will become the basis for the next revision of the Florida Forever Work Plan. In the meantime, it has been suggested that the District suspend the consideration of new acquisitions.

Since there are a number of projects already in process for which there has already been a significant investment of time and money by both the District and the landowners, it seems appropriate to continue the due diligence and negotiations to a logical point of conclusion. A summary of the status of these projects is contained in the land acquisition activity report. Staff can provide additional information for any particular project the Governing Board may wish to review.

In addition to the approved projects described above, staff has recently received several new offers that need to be handled. Before notifying the landowners that their property would not be considered at this time, we felt that it would be appropriate to provide the Governing Board an opportunity to review the offers. To assist Governing Board members, we have revised our Parcel Assessment Summary to include information on the four water resource values that are being used in the land acquisition suitability model. Any comments on this format will help staff make additional refinements to our presentations.

gal
enclosures



- 1. Hudson Farms Inc.
- 2. John Lamb
- 3. Hidden Coast Investment LLC
- 4. Slezak



-  SRWMD Boundary
-  Tract Location



NOTE: This map was prepared by the Suwannee River Water Management District, Land Acquisition and Management Department, for informational purposes only and does not conform to National Map Accuracy Standards. For more information regarding the data on this map please call SRWMD at 1-386-362-1001 (extension 3140)

05/22/09

PARCEL ASSESSMENT SUMMARY

TRACT: Waterson Landing

SELLERS: Judy S. Hudson and James R. Hudson as Hudson Farms, Inc.

COUNTY: Levy

S-T-R: S 21, 27, 28; T 12S; R 13E

ACREAGE: 387 acres +/-

RIVER FRONTAGE: 3,800 feet (0.72 miles)

WATER RESOURCE VALUES:

Recharge: 0% (0 acres)

Springs Protection: 0% (0 acres)

Surfacewater Protection: 60% (231 acres)

Floodway: 24% (93 acres)

10-Year Floodplain: 63% (244 acres)

100-Year Floodplain: 76% (294 acres)

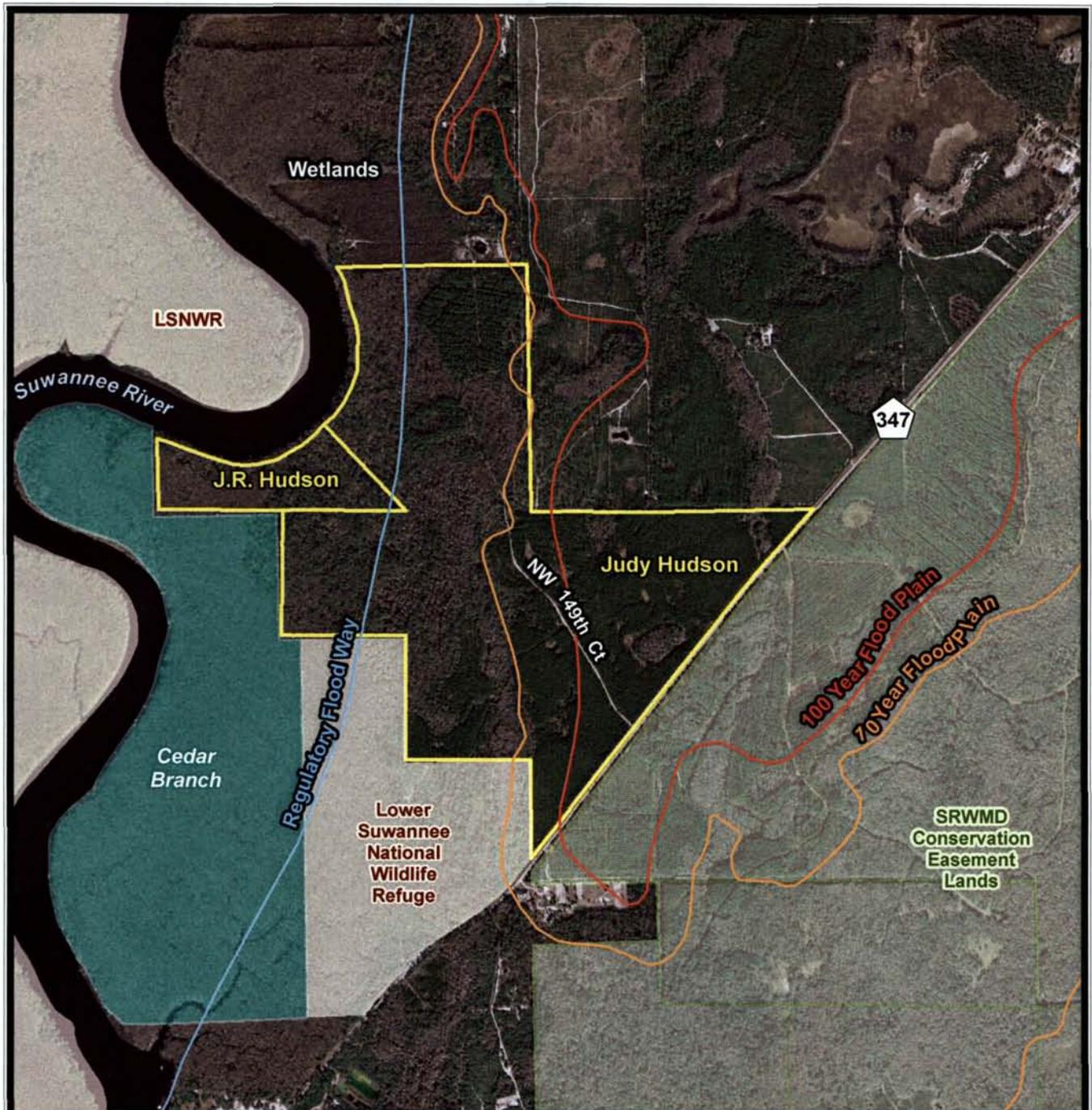
TRACT DESCRIPTION: The tract lies generally between Levy County Road 347 and the Suwannee River. It is also adjacent to the District's Cedar Branch Tract and the Lower Suwannee National Wildlife Refuge. The District holds a conservation easement on the Usher Trust property, which is across CR 347. Approximately 230 acres are considered wetlands with the remainder in pine plantation.

ACCESS: The property fronts Levy County Road 347.

OUTSTANDING INTERESTS: Clear title is reported at this time with no encumbrances.

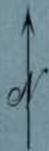
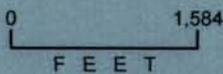
MANAGEMENT ALTERNATIVES: The primary management objective would be to maintain water quality of the Suwannee River with protection of the floodplain. It may also be managed as part of the Lower Suwannee National Refuge by the U.S. Fish and Wildlife Service.

CURRENT ASKING PRICE: \$6,500/acre



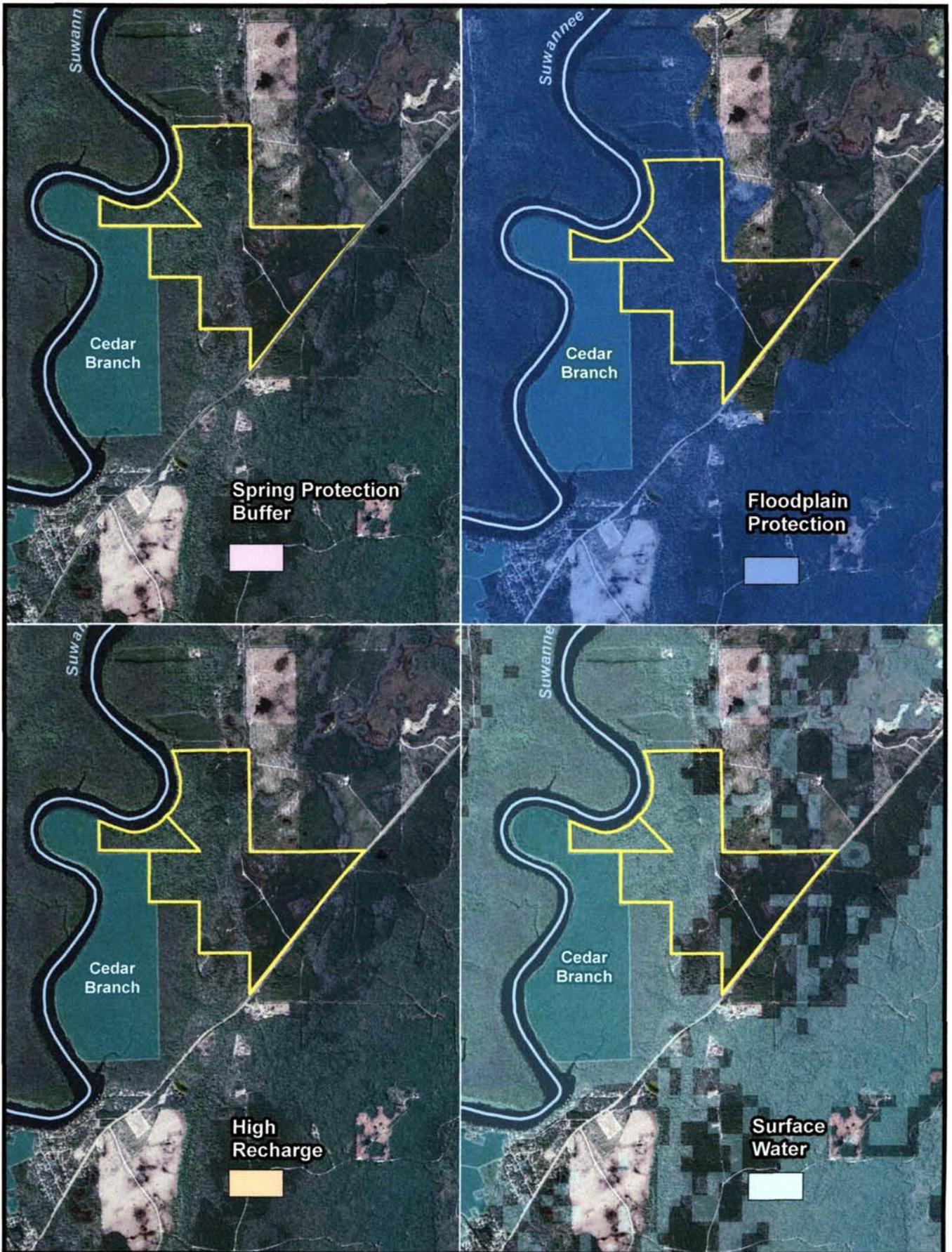
-  Hudson Property Offer
-  SRWMD Fee Lands
-  SRWMD CE Lands

**Hudson Farms Inc.
Levy County, FL**



NOTE: This map was created by the Suwannee River Water Management District (SRWMD), Department of Land Acquisition and Management (LA&M), to be used for planning purposes only. SRWMD shall not be held liable for any injury or damage caused by the use of the data distributed as a public records request regardless of their use or applications. SRWMD does not guarantee the accuracy, or suitability for any use of this data, and no warranty is expressed or implied. For more information please contact the SRWMD Department of LA&M at 1-386-362-1001. Imagery Levy 2008 NC 1 FT.

PM: TD
GIS: GH
DATE: 05/14/09



PARCEL ASSESSMENT SUMMARY

TRACT: Lamb/Suwannee Gardens Addition

SELLERS: John S. Lamb

RIVER: Suwannee

COUNTY: Dixie

S-T-R: S 31, T10S, R14E

ACREAGE: 37 acres +/-

RIVER FRONTAGE: 1,000 Feet

WATER RESOURCE VALUES:

Recharge: 0% (0 acres)

Springs Protection: 0% (0 acres)

Surface Water: 65% (24 acres)

Floodway: 35% (13 acres)

10-Year Floodplain: 97% (36 acres)

100-Year Floodplain: 100% (37 acres)

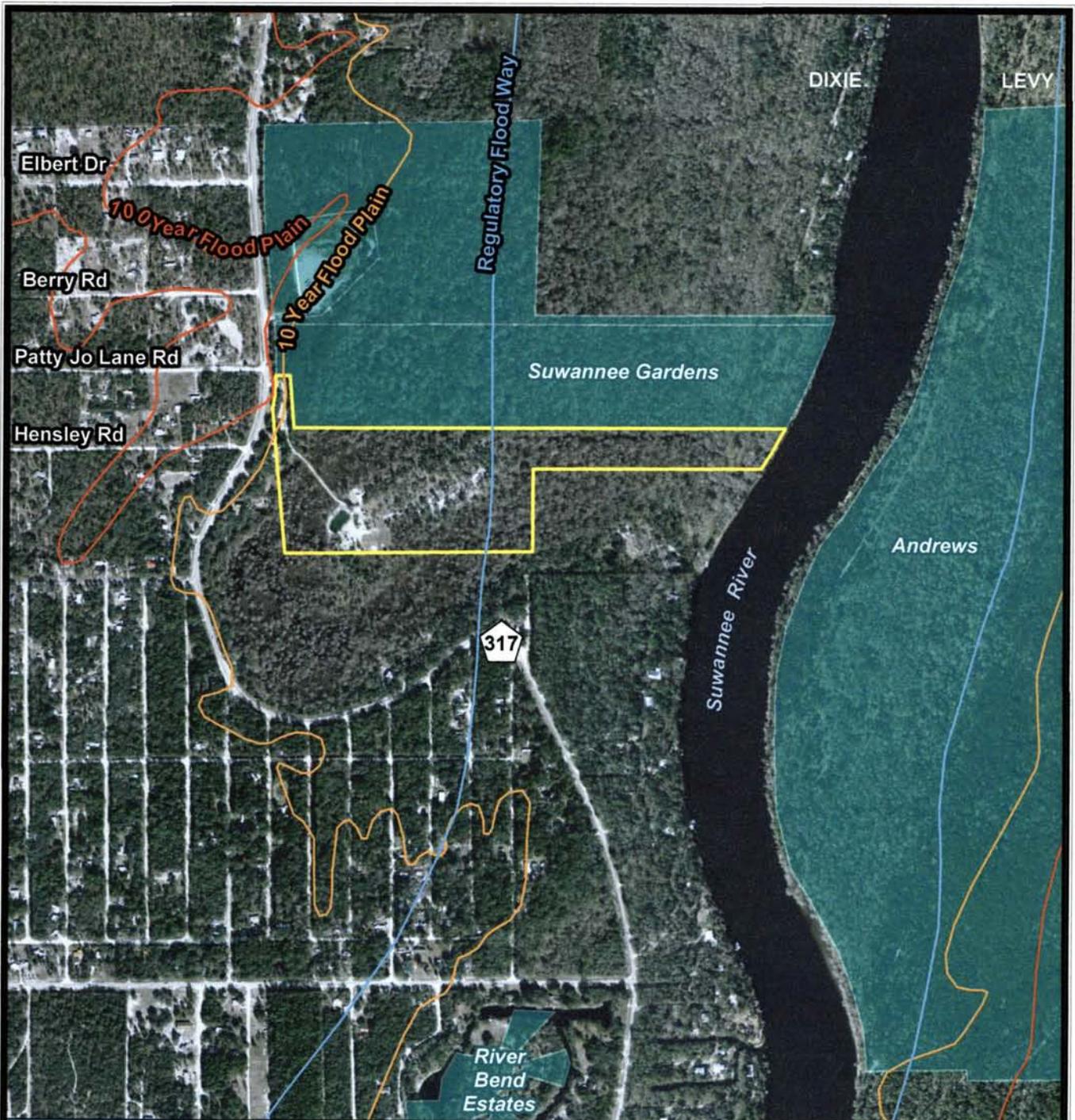
TRACT DESCRIPTION: This property is in the Hinton Landing area of Dixie County. The District owns about 86 acres north of the Lamb property and several lots on the southern end of SE 317 Hwy. Except for the frontage on SE 317 Highway and along the river bank, the tract contains a hardwood community of cypress, red maple, gum and scattered natural pine. An active eagle's nest is on this property. Mr. Lamb has also constructed one half mile of road on the parcel.

ACCESS: The tract has frontage on Dixie County SE 317 Hwy.

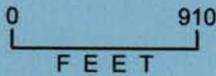
OUTSTANDING INTERESTS: There are no outstanding interests reported at this time.

MANAGEMENT ALTERNATIVES: Under the fee purchase the property would be managed to preserve floodplain function, quality of the forested landscape and recreational opportunities. These parcels would be incorporated with District management activities of the Suwannee Gardens tracts.

CURRENT ASKING PRICE: \$8,000/acre



-  Property Offer Boundary
-  SRWMD Lands
-  Wetlands



**John Lamb
Suwannee Garden Add.
Dixie County, FL**



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FIG. TD
GSE: GH
FD: 521/09



PARCEL ASSESSMENT SUMMARY

TRACT: Ichetucknee Conservation Area

SELLER: Hidden Coast Investment LLC (Managing Members: Theodore M. Burt,
Michael T. Wilson)

RIVER: Santa Fe

COUNTY: Gilchrist

S-T-R: S 27; T6 South; R 15 East

ACREAGE: 39.32 acres +/-

FRONTAGE:

Feet: 1,437

Miles: .27

WATER RESOURCE VALUES:

Surfacewater Protection: 41% (15 acres)

Spring Protection: 22% (8 acres)

Recharge: 0% (0 acres)

Floodway: 66% (26 acres)

10-Year Floodplain: 89% (35 acres)

100-Year Floodplain: 99.9% (37 acres)

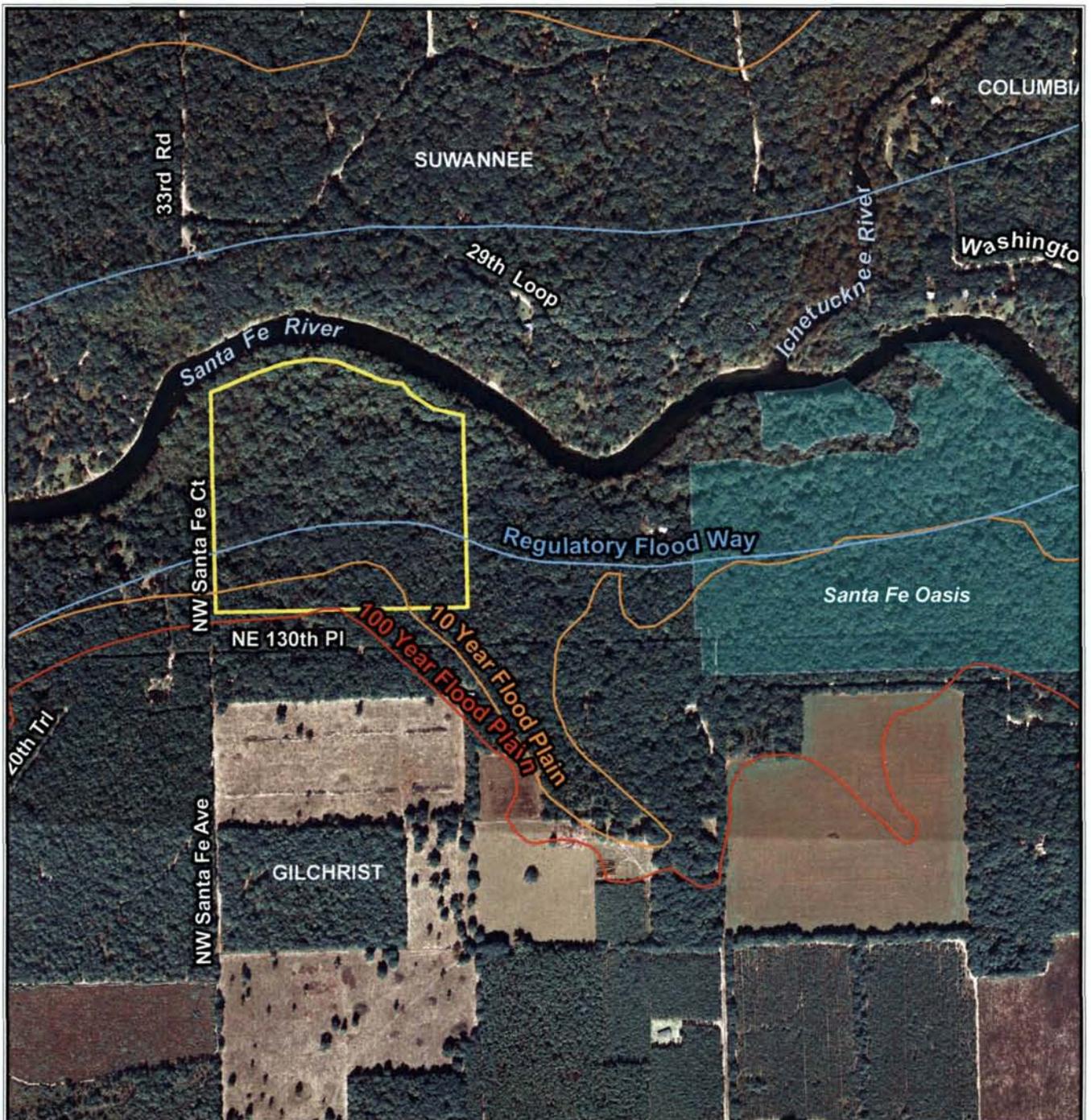
TRACT DESCRIPTION: The property is located ½ mile west of the confluence of the Ichetucknee and Santa Fe Rivers. The tract has ¼ mile of river frontage and contains a natural floodplain hammock and swamp forest wholly within the 100-year floodplain.

ACCESS: The property is reached by private easement from a county graded road.

OUTSTANDING INTERESTS: The property title is reported to be clear with no major encumbrances reported at this time. Access easement is through Cypress Shores Land Owners Association. A \$35 per year fee is assessed by the association for use of this access.

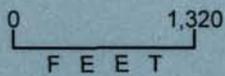
MANAGEMENT ALTERNATIVES: The property would be managed to preserve the natural flood storage of the floodplain hammock forest. Future recreational use would be limited.

ASKING PRICE: \$350,000 or \$8,091 per acre



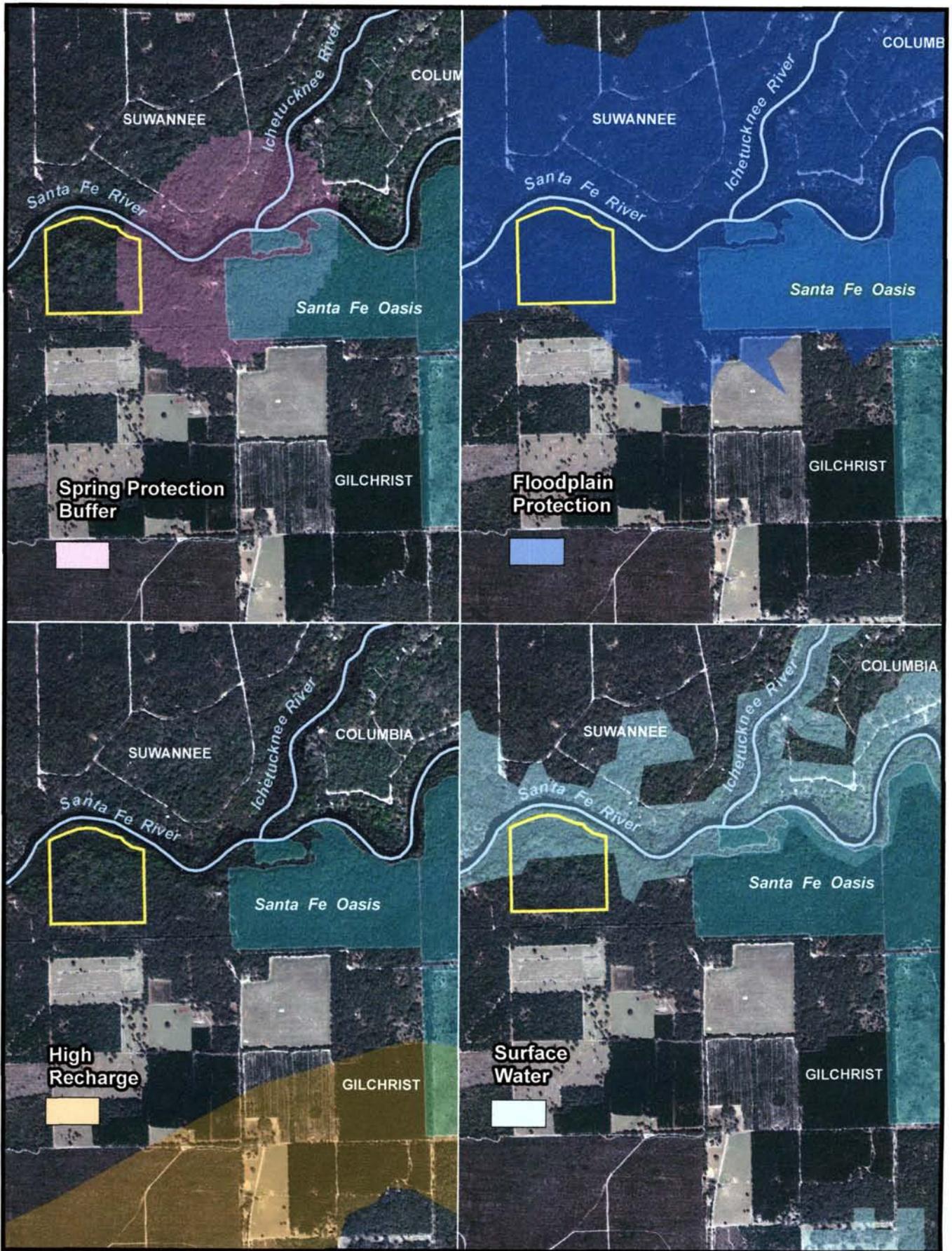
Hidden Coast Investment LLC
 Ichetucknee CA
 Gilchrist County, FL

-  Property Offer Boundary
-  SRWMD Lands
-  Wetlands



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FIG. 08
 GIE. 04
 PG. 5/14/08



PARCEL ASSESSMENT SUMMARY

TRACT: Holton Creek Addition

SELLER: Richard M. Slezak Trust

RIVER: Suwannee

COUNTY: Hamilton

S-T-R: S6, T1S, R13E

ACREAGE: 30 acres +/-

RIVER FRONTAGE: 1,470 Feet

WATER RESOURCE VALUES:

Recharge: 0% (0 acres)

Springs Protection: 100% (30 acres)

Surfacewater Protection: 67% (20 acres)

Floodway: 100% (13 acres)

10-Year Floodplain: 100% (36 acres)

100-Year Floodplain: 100% (37 acres)

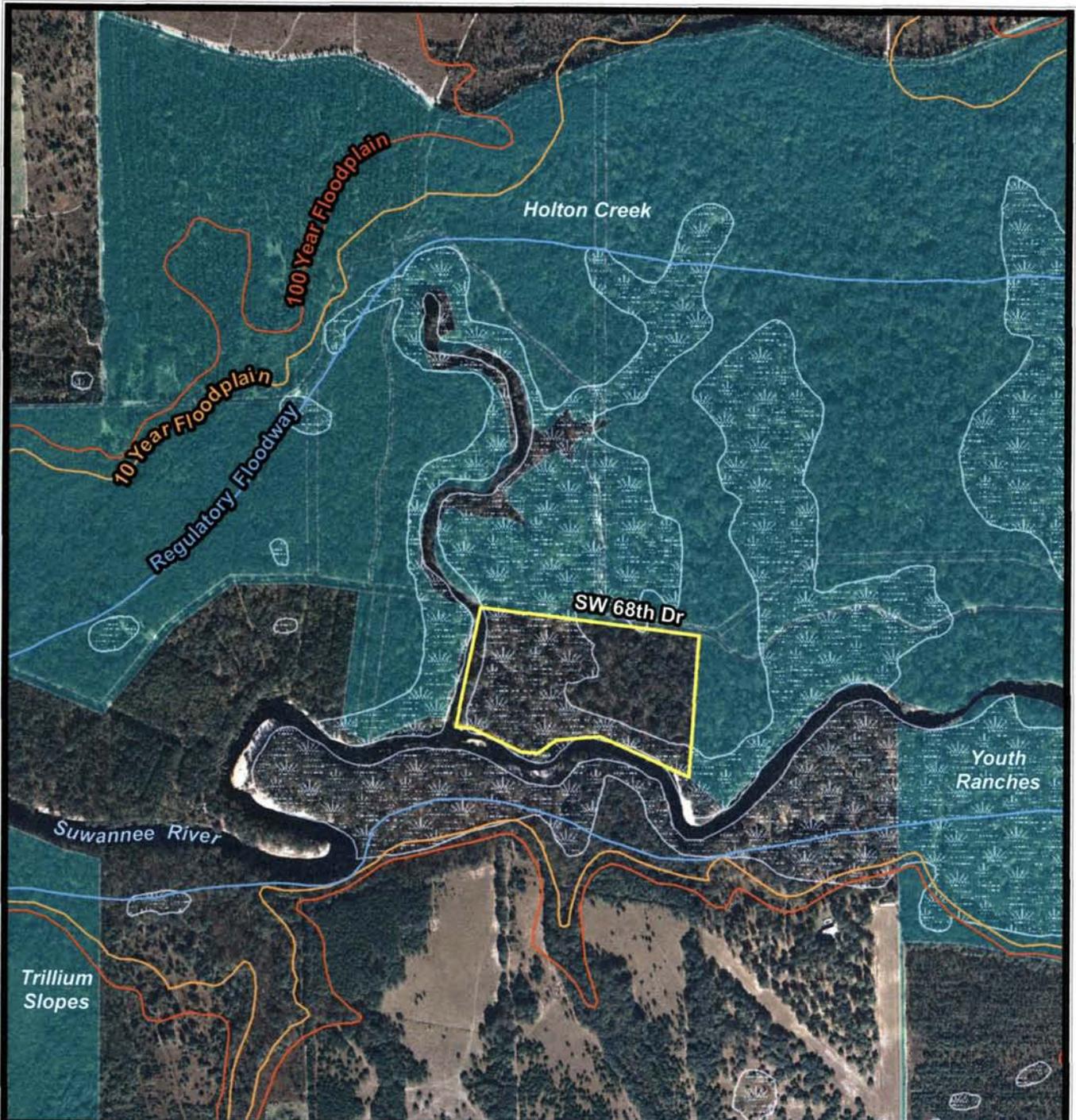
TRACT DESCRIPTION: This property is an in-holding within the District's Holton Creek Tract in Hamilton County. The Holton Creek spring run bisects the Slezak property and is the major characteristic of the property. The property includes the confluence of Holton Creek with the Suwannee River. Bottomland hardwoods including cypress, red maple and gum are the predominant land cover.

ACCESS: The tract has access through District property.

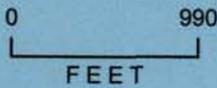
OUTSTANDING INTERESTS: There are no outstanding interests reported at this time.

MANAGEMENT ALTERNATIVES: Under the fee purchase the property would be managed to preserve floodplain function, preserve the integrity of the spring run (creek), quality of the forested landscape and recreational opportunities. These parcels would be incorporated with District management activities of the Holton Creek Tract.

CURRENT ASKING PRICE: \$10,000/acre



-  Property Offer Boundary
-  SRWMD Lands
-  Wetlands

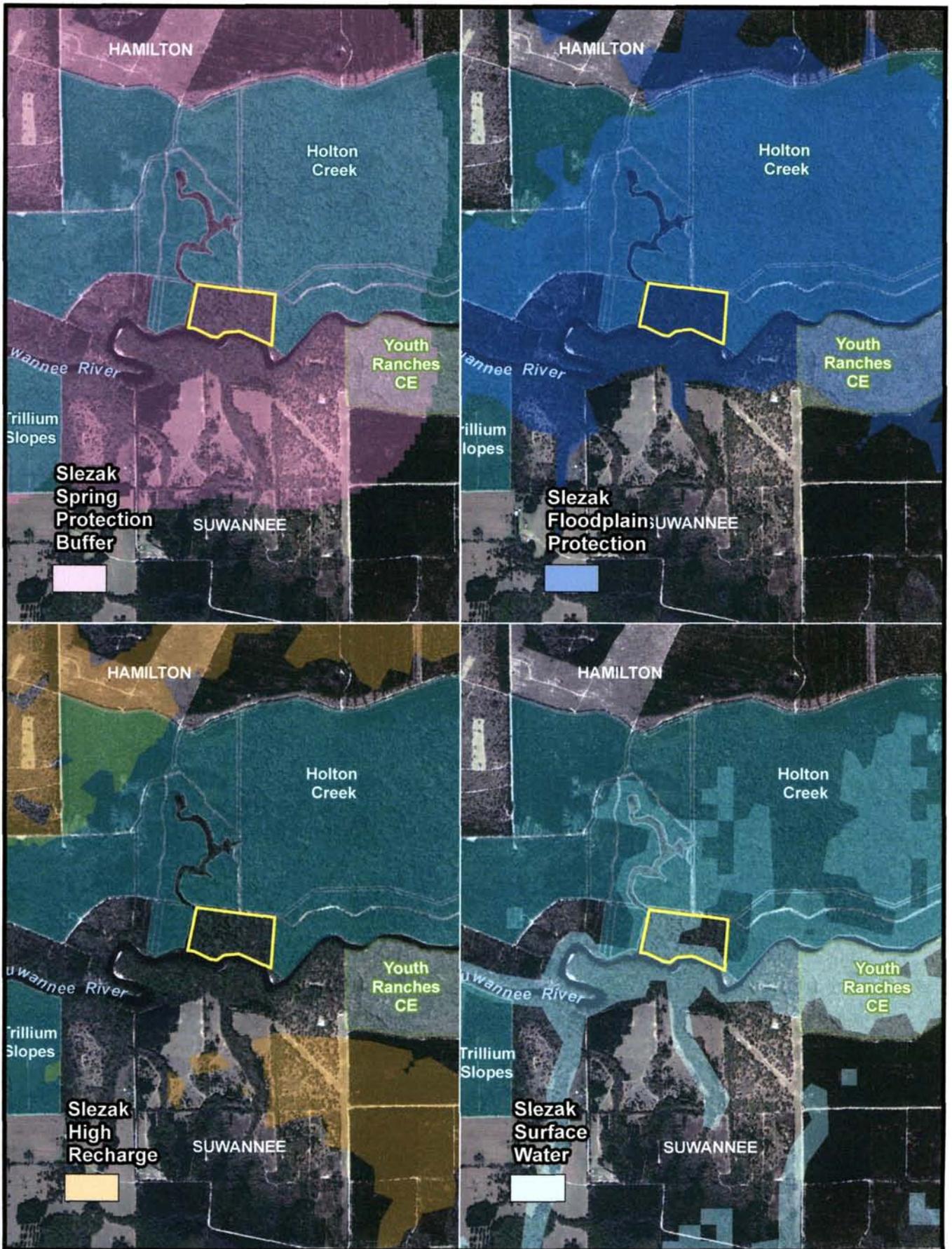


**Richard Slezak
Holton Creek Addition
Hamilton County, FL**



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JMC:TD
CBE:GH
PDI:8/21/08



MEMORANDUM

TO: Governing Board
FROM: Charles H. Houder III, Deputy Executive Director 
THRU: David Still, Executive Director
DATE: May 15, 2009
SUBJECT: Activity Report, Land Acquisition

The attached report summarizes the status of current projects and describes significant activities of staff for the preceding month. Staff will be prepared to address any tracts of particular interest the Board may wish to discuss at the June 2009 Governing Board meeting.

gal
007-00035

PROJECTS UNDER CONTRACT	STATUS
Champion, Roger/Mt. Gilead Addition CE Madison & Jefferson Counties 190 acres +/-	This property was approved for detailed assessment on September 9, 2008, and approved for purchase on May 14, 2009. Closing is to take place by August 15, 2009.
Madison/Taylor Timberlands LLC/Aucilla Corridor Addition Jefferson & Madison Counties 1,256 acres +/-	Purchase of this property was approved by the Governing Board on March 10, 2009. Purchase of this 1,227.54-acre parcel took place on Tuesday, May 12, 2009.
Wooten/Lower Alapaha Addition Hamilton County 63 acres +/-	This property was approved for detailed assessment on November 11, 2008. Governing Board approval for this acquisition was granted May 14, 2009. Closing will take place by July 1, 2009.
APPROVED PROJECTS	STATUS
Anderson, Doug and Lisa/Yellow Jacket Addition Dixie County 180 acres +/-	This property was approved for detailed assessment on September 9, 2008. Title search has been done. Appraisals have been reviewed and finalized as of April 14, 2009. An offer authorization has been circulated for Governing Board review.
Dixie County Guaranto Springs Addition 17 acres and 0.7 acres	These properties were appraised for detailed assessment on April 14, 2009. Title work has been requested and appraisal RFBs are being prepared.
Feagle, A./Bonnett Lake Conservation Easement Alachua County 432 acres +/-	This property was approved for detailed assessment on September 9, 2008. The landowner has since asked the District to consider the full fee purchase of the property. Reappraisals of the fee interests are complete. An offer authorization has been circulated for Governing Board review.
Foley Land & Timber/Steinhatchee Springs Exchange and Addition Lafayette County 40 acres +/- (Foley Rock Pit) 91 acres +/- (SRWMD Steinhatchee) 83 acres +/- (Foley roads)	This parcel is completely surrounded by District property, but contains an active limerock borrow pit. A title search has been requested on the road property as well as the limerock pit property. Appraisal reports are under review.

<p>Howard, Kenneth & Jason Live Oak Well Field Suwannee County 48 acres +/-</p>	<p>This property was approved for detailed assessment on April 14, 2009. Title work has been requested and appraisal bids will be opened on May 15, 2009.</p>
<p>Jackson, Kevin & Patrice/ Jackson CE Lafayette County 150 acres +/-</p>	<p>This property was approved for detailed assessment on May 14, 2009. Title work and appraisal bids will be requested by May 30, 2009.</p>
<p>Limited Access Properties Inc./ Gilchrist Regional Well Field Gilchrist County 125 acres +/-</p>	<p>This property was approved for detailed assessment on April 14, 2009. Title work has been requested and appraisal bids will be opened on May 21, 2009.</p>
<p>Logan, Veryl/Live Oak Well Field Suwannee County 79 acres +/-</p>	<p>This property was approved for detailed assessment on April 14, 2009. Title work has been requested and appraisal bids will be opened on May 15, 2009.</p>
<p>Mangels, Henry/Shingle Spring CE Suwannee County 240 acres +/-</p>	<p>The property is an approved priority project of the 2008 Florida Forever Work Plan. Appraisal and timber valuations have been finalized, and a formal offer was sent to the landowner. Staff recently met with landowner's representative, and negotiations are continuing.</p>
<p>N.G. Wade Investment Co./Gilchrist Regional Wellfield Gilchrist County 105 acres +/-</p>	<p>This property was approved for detailed assessment on May 14, 2009. Title work has been requested and appraisal bids will be opened on May 21, 2009.</p>
<p>Osceola Land & Timber/ Santa Fe CE Alachua County 451 acres +/-</p>	<p>The tract was approved for detailed assessment on January 9, 2009, under the condition the landowner bear one half the cost of appraisals, not to exceed \$2,500. Appraisals and timber valuation have been reviewed, and final reports are complete. Staff is preparing an offer authorization for Governing Board review.</p>
<p>Santa Fe River Hammock LLC/Santa Fe River Hammock Conservation Easement Bradford County 176 acres +/-</p>	<p>Approval for detailed assessment was given on May 14, 2009. Title work will be requested by May 30, 2009. Work is also beginning on the conservation easement document.</p>

Suwannee River Develop. LLC/Ace Ranch CE Lafayette County 694 acres +/-	This property was approved for detailed assessment of a conservation easement on April 14, 2009. Staff and owners are currently discussing the easement document in preparation for appraisal.
Taylor, Gary & Peggy Gilchrist Regional Well Field Gilchrist County 260 acres +/-	This property was approved for detailed assessment on April 14, 2009. Title work has been requested and appraisal bids will be opened on May 21, 2009
Thomas, Winton & Linda/ Deep Creek Addition CE Columbia County 214 acres +/-	This property was approved for detailed assessment on September 9, 2008. Final conservation easement details have been completed. Title work has been received and draft appraisals are due May 25, 2009.

MEMORANDUM

TO: Governing Board
FROM: Charles H. Houder III, Deputy Executive Director 
THRU: David Still, Executive Director
DATE: May 18, 2009
RE: Land Management Activity Report

ADMINISTRATION

A record number of participants attended the April 22 Land Management Review Team, which covered management activities at R.O Ranch, Steinhatchee Springs and Peacock Slough. This was a diverse group made up of staff from other agencies, environmental interest groups and landowners. The District scored high marks in meeting the expectations of those participants. The next review team meeting will be held during September.

FOREST MANAGEMENT

The Pot Springs Timber Sale began on April 17, 2009 and is approximately 70 % complete. Harvesting is expected to be completed by June 15, 2009.

The Shady Grove Timber Sale commenced on May 14, 2009. Weather permitting, staff expects the thinning operation to be completed by July 1, 2009.

District staff surveyed several District tracts within Troy Springs and Little River Conservation Areas for Florida mice (*Peromyscus floridanus*). The Florida mouse is an endemic mammal to Florida, and is classified by the Fish and Wildlife Conservation Commission at a Species of Special Concern.

Several District tracts within the Alapaha, Withlacoochee, and Upper Suwannee River basins have been surveyed by District staff for Chapman's sedge (state listed as Endangered) and Anglepod (state listed as Threatened). Staff also surveyed for Bachman's sparrow within those basins.

RECREATION FACILITY MANAGEMENT

The following tracts were closed to vehicles due to flooding:

Alapaha River – Jennings Bluff and Alapahoochee;

Suwannee River – Roline, Cypress Creek South, Little Shoals, Swift Creek, Woods Ferry, Mattair Springs, Suwannee Springs, Holton Creek, Anderson Springs, Christian, Walker, Little River and Ruth Springs.

Flood waters have receded, and the Mattair Springs and Woods Ferry Tracts have been reopened. There was flooding on the Aucilla and Econfina Rivers, but no tracts were closed to vehicles. The road into Goose Pasture was closed by Jefferson County while it was flooded by the Aucilla River. All the tracts have been readied and opened.

VISITOR MANAGEMENT

The following table shows special use authorizations issued during April 2009.

Recreation	Temporary Ingress & Egress	Mallory Swamp ATV Trail	RO Ranch	Goose Pasture Camping	Other	Total
8	0	4	2		0	14

SUWANNEE RIVER WILDERNESS TRAIL

The river camps survived the flood very well, and all are open except the Dowling Park River Camp. The access roads to the Holton Creek and Adams River Camps were heavily flooded, but there was only minor flooding in the camps. Flood waters at the Dowling Park River Camp were approximate 14 to 15 feet deep, and all the elevated sleeping platforms had water in them. The entrance road suffered some severe erosion. As soon as it is repaired, the river camp will be readied for opening.

River Camp Use (April 2009)

River Camp	Day Use	Overnight Use	Total
Woods Ferry	27	60	87
Holton Creek	*	*	*
Peacock Slough	13	10	23
Adams Tract	*	*	*
Total	40	70	110

*The Holton Creek and Adams Tract River Camps were closed due to flooding.

gal
008-00025

MEMORANDUM

TO: Governing Board
FROM: Brian Kauffman, Facilities Director
THRU: David Still, Executive Director
Charles H. Houder III, Deputy Executive Director 
DATE: May 19, 2009
RE: R. O. Ranch Equestrian Park Monthly Activity Report

The R.O. Ranch Board of Directors held their monthly meeting at the Morgan Building on May 7. The major items on the agenda included the park's construction schedule and FY 2010 budget.

Construction of the park's road system has progressed well this month. Approximately 90 percent of the road system is lime rock. The last remaining large retention pond has been dewatered and is 80 percent complete. All the campsite drive-throughs have been raised to the finished grade. Three large aluminum culverts for the main entrance road have been delivered, and installation is scheduled for June.

The District hosted a land management review team tour of the Steinhatchee Basin on April 22, with approximately 23 citizens representing a variety of interests and backgrounds attending. The visit started with a briefing at the R.O. Ranch Morgan Building and a tour of the R.O. Equestrian Park. Staff received many positive comments about the project.

On May 13 Beth Moore with Archaeological Consultants Inc. met with staff and Lafayette County Commissioner Donnie Hamlin to look at a large rock on the Steinhatchee tract. The rock, which stands upright, is approximately 10 feet long, 5 feet tall and 2 feet thick. This visit was a follow up to the initial archeological investigation, and Archaeological Consultants will try to determine if the rock has any historical value. Commissioner Hamlin and other long time residents believe the rock may have been important to Native Americans and used as a meeting place. A similar rock is in existence in Crystal River.

The District's inmate work crew installed another 100 feet of three-rail wood fence along County Road 357. They also formed and poured a large concrete headwall around the park's three 24-inch stormwater pipes.

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023-00010