

MEMORANDUM

TO: Governing Board

FROM: Terry E. Demott, Senior Land Resource Coordinator

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

DATE: November 12, 2009

RE: Approval and Execution of Resolution 2009-26 Authorizing Acquisition of the Dixie County Board of County Commission Parcels, 20.5 acres +/-, Dixie County and Requesting Funds from the Florida Forever Trust Fund

RECOMMENDATION

Subject to public comment that may be received, staff recommends approval and execution of Resolution 2009-26 authorizing the Executive Director to exercise an Option to Purchase the two Dixie County Board of County Commission parcels and requesting approval from the Secretary of the Department of Environmental Protection for the use of funds from the Florida Forever Trust Fund.

BACKGROUND

A public hearing is scheduled for December 8, 2009, to take comments on the proposed acquisition of the Dixie County Board of County Commission parcels of approximately 20.5 acres in Dixie County for protection of the Suwannee River and its floodplains.

gal
enclosures
Dixie County Inholdings 09-007

DIXIE COUNTY INHOLDINGS PROPERTY
PUBLIC HEARING SUMMARY
DECEMBER 8, 2009

SELLER: Dixie County Board of County Commissioners

AREA: 19.8 acres +/- (Log Landing Tract)
0.7 acres +/- (Guaranto Tract)

LOCATION: Dixie County

WATER RESOURCES VALUES:

Surface Water:	99% (20.3 acres)
Floodplain: Floodway:	100% (20.5 acres)
10-Year	100% (20.5 acres)
100-Year	100% (20.5 acres)

INTEREST TO BE ACQUIRED: Fee simple, to be granted by warranty deed.

PRICE: \$114,000 lump sum for the two parcels. This is the appraised value submitted by Richard Hale.

ACCESS: Both tracts have access either through existing District property or by private easement.

CLOSING COSTS: Seller will pay for documentary stamps and title insurance. District will pay recording fees, title search fees and environmental audit costs.

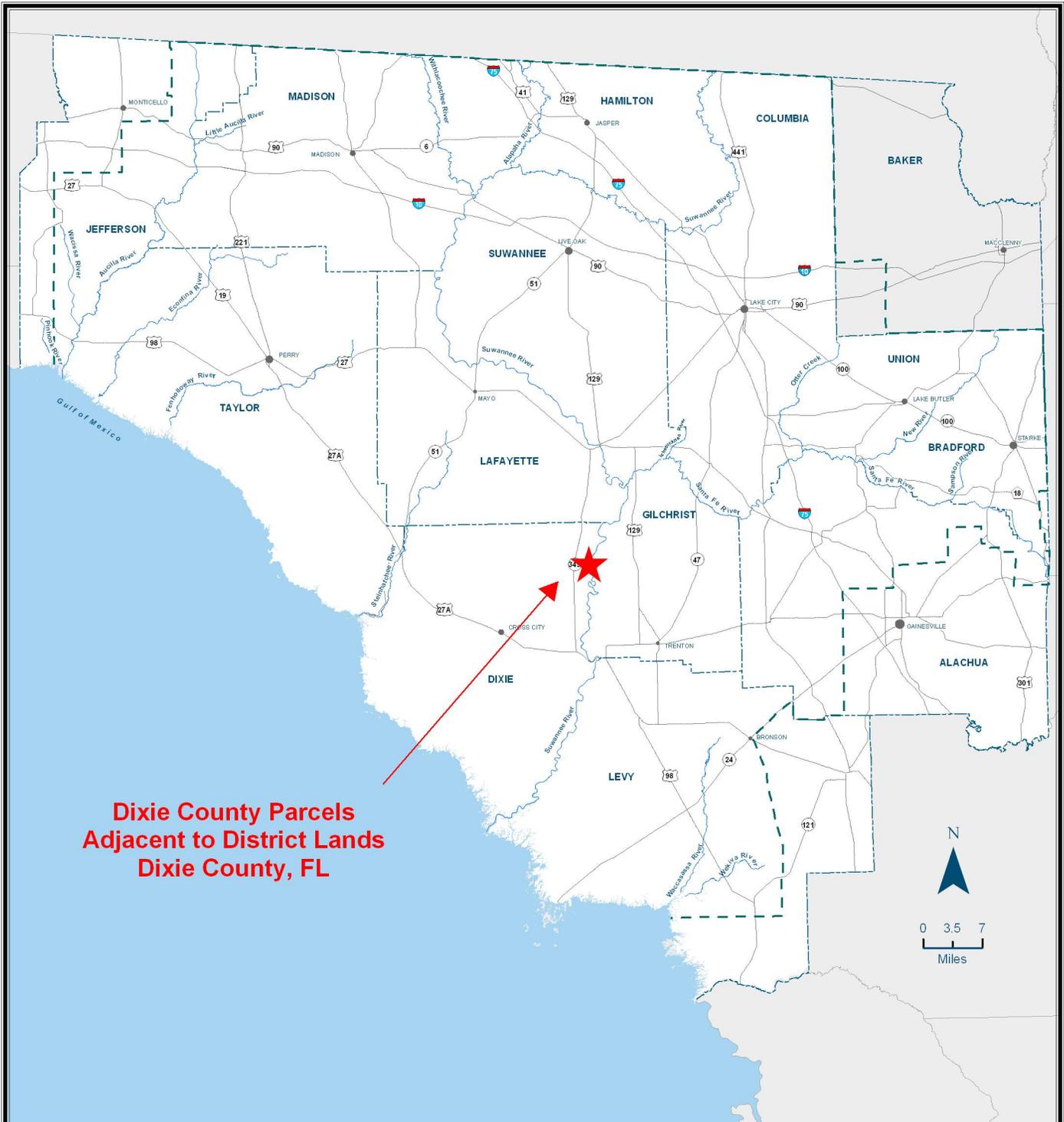
TITLE ISSUES: An outstanding undivided one-half interest in oil, gas and minerals on the 0.7-acre lot was recorded in 1963. Because this interest is greater than 35 years old with no other claims recorded, the holder of this interest has no right of entry to extract oil, gas or minerals.

MANAGEMENT GOALS: These properties are primarily wetlands with very little or no development potential. The District will manage these properties along with the adjoining Log Landing and Guaranto Tracts for recreational purposes and floodplain protection.

PUBLIC USE: The public will have access and use of these properties for passive recreational pursuits.

MANAGEMENT COSTS: Annual costs for these will average approximately \$22.95 per acre or \$470.50.

Dixie County Inholdings 09-007



**Dixie County Parcels
Adjacent to District Lands
Dixie County, FL**

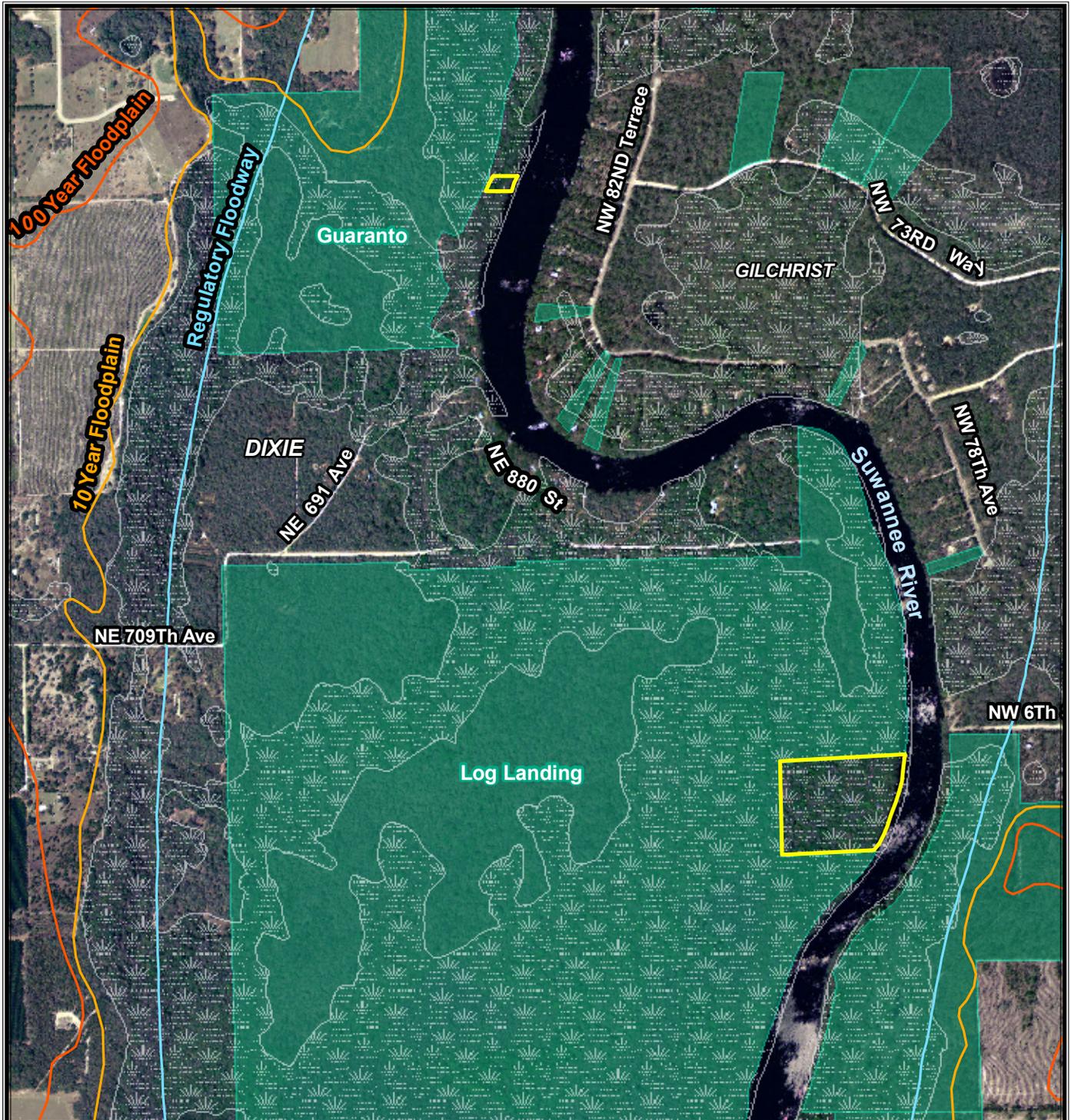


-  SRWMD Boundary
-  Project Location



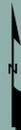
NOTE: This map was prepared by the Suwannee River Water Management District, Land Acquisition and Management Department, for informational purposes only and does not conform to National Map Accuracy Standards. For more information regarding the data on this map please call SRWMD at 1-386-362-1001 (extension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

03/20/09



-  Property Offer Boundary
-  SRWMD Lands
-  Wetlands

0 1,320
F E E T



Dixie County Inholdings & Additions Dixie County, FL



NOTE: The aerial photography imagery on this map is a U.S. Geological Survey (USGS) Digital Orthophoto Quad (DOQ) and based on photographs of the USGS taken in the spring of 2004. This map was prepared by the Suwannee River Water Management District (SRWMD) for informational purposes only. SRWMD does not guarantee the quality, accuracy or suitability for any uses of this data, and no warranty is expressed or implied. More information regarding the data portrayed on this map can be found by contacting the SRWMD at (386) 362-1001.

PM: TD
GS: GH
PD: 10/23/09

SUWANNEE RIVER WATER MANAGEMENT DISTRICT

RESOLUTION NO. 2009-026

RESOLUTION APPROVING THE ACQUISITION OF PROPERTY OWNED BY DIXIE COUNTY BOARD OF COUNTY COMMISSIONERS, THE EXERCISE OF AN OPTION TO PURCHASE SAID PROPERTY AND THE REQUEST FOR FUNDS FROM THE FLORIDA FOREVER TRUST FUND FOR ACQUISITION OF SAID PROPERTY

WHEREAS, the Suwannee River Water Management District has been offered property owned by the Dixie County Board of County Commissioners, two parcels totaling 20.5 acres in Dixie County, Florida, a legal description and map of said property being attached hereto; and

WHEREAS, the purchase price for said property shall be a lump sum of \$114,000.

WHEREAS, the acquisition is consistent with the five-year plan of acquisition filed with the Legislature and the Florida Department of Environmental Protection and is consistent with Section 373.199, Florida Statutes (F. S.); and

WHEREAS, said property serves to protect the Suwannee River, and its floodplains; and

WHEREAS, said property is being acquired in fee for water management purposes; and

WHEREAS, the funds hereinafter requested will be used only for the acquisition costs of said property, and that the acquisition costs of said property shall include fees for survey, appraisal, and legal activities necessary for the proper transfer of title to said real property; and

WHEREAS, said property meet goal C4 (acquired to protect natural floodplain) of the Florida Forever Act as described in FS 259.105(4) and

WHEREAS, said property will be made available for passive general recreational uses not inconsistent with the water management purposes for which they are being acquired; and

WHEREAS, said property shall be maintained in an environmentally acceptable manner, and to the extent possible compatible with surface water protection; and

WHEREAS, should this District subsequently dispose of said property, all revenues derived therefrom will be used to acquire or manage other lands for water management, water supply, and the conservation and protection of water resources; and

WHEREAS, said properties have been appraised by an independent real estate appraiser and were approved for acquisition after duly noticed public hearing thereon; and

WHEREAS, the purchase price of the property to be acquired is equal to the appraised values, based on the certified appraisal that was used to determine the value of the property to be purchased; and

WHEREAS, potential claims by the state to sovereignty submerged lands have been considered; and

WHEREAS, said lands are not being acquired as right-of-way for canals or pipelines; and

WHEREAS, an environmental audit shall be performed prior to closing, and before the purchase of any property found to be contaminated a remediation plan will be submitted to the Department; and

WHEREAS, funds are available for payment of the acquisition costs and associated expenses and fees for said property through funds deposited in Florida Forever Trust Fund to the credit of the Suwannee River Water Management District.

NOW, THEREFORE, BE IT RESOLVED by the Governing Board of the Suwannee River Water Management District:

(1) Acquisition of the described property owned by Dixie County Board of County Commissioners, its successors or assigns, is approved and the Executive Director is authorized to exercise an option on behalf of the District.

(2) The above statements are hereby certified and declared to be true and correct, and the acquisition of said parcel is hereby further certified to be consistent with this District's plan of acquisition and Section 373.199, F. S.

(3) District hereby requests the Secretary of the Department of Environmental Protection to approve the release of funds from the Florida Forever Trust Fund in the sum of approximately \$114,000.00 for land and associated closing costs pending documentation of actual District's direct acquisition costs at a time subsequently requested and documented by District to Department.

PASSED AND ADOPTED THIS 8th DAY OF DECEMBER 2009, A.D.

**SUWANNEE RIVER WATER MANAGEMENT DISTRICT
BY ITS GOVERNING BOARD**

MEMBERS OF THE BOARD:

**DON QUINCEY, CHAIRMAN
DAVID FLAGG, VICE CHAIRMAN
GEORGIA JONES, SECRETARY/TREASURER
C. LINDEN DAVIDSON
HEATH DAVIS
JAMES L. FRALEIGH
OLIVER J. LAKE
CARL E. MEESE**

DIXIE COUNTY INHOLDING PARCELS

LEGAL DESCRIPTIONS

PARCEL 1:

That part of Sections 31 and 32, Township 8 South, Range 14 East, Dixie County, Florida, being more particularly described as follows:

Commence at a concrete monument marking the Northeast Corner of said Section 31 for a point of reference; proceed from said point of reference South 01 degrees, 40 minutes, 42 seconds East, along the East line of said Section 31, a distance of 2960.04 feet to the Point of Beginning; thence South 88 degrees, 36 minutes, 08 seconds West, parallel to the North line of Section 31, a distance of 36.00 feet to an intersection with the Westerly Right-of-Way line of a County Road, as per previous description prepared by M.K. Flowers and Associated, dated February 11, 1980; thence continue South 88 degrees, 36 minutes, 08 seconds West, parallel to the said North line of Section 31, a distance of 346.64 feet; thence North 01 degrees, 40 minutes, 42 seconds West, parallel to the East line of said Section 31, a distance of 870.50 feet; thence North 88 degrees, 36 minutes, 08 seconds East, parallel to the said North line of Section 31, a distance of 382.64 feet to an intersection with the said East line of Section 31; thence North 88 degrees, 36 minutes, 08 seconds East, parallel to the said North line of said Section 31, a distance of 196.76 feet to an intersection with the said Westerly Right-of-Way Line of a County Road; thence continue North 88 degrees, 36 minutes, 08 seconds East, parallel to the said North line of Section 31, a distance of 60.20 feet to an intersection with the Easterly Right-of-Way line of the said County Road; thence continue North 88 degrees, 36 minutes, 08 seconds East, parallel to the said North line of Section 31, a distance of 434.08 feet to an intersection with a river traverse line run by M.K. Flowers and Associates, in June, 1979; thence continue North 88 degrees, 36 minutes, 08 seconds East, parallel to the said North line of Section 31, a distance of 10 feet, more or less, to the water's edge of the Suwannee River; thence Southwesterly, along the said water's edge, a distance of 900 feet, more or less, to an intersection with a line bearing North 88 degrees, 36 minutes, 08 seconds East from the said Point of Beginning; thence South 88 degrees, 36 minutes, 08 seconds West, parallel to the said North line of Section 31, a distance of 10 feet,

more or less, to an intersection with the said traverse line; thence continue South 88 degrees, 36 minutes, 08 seconds West, parallel to the said North line of Section 31, a distance of 445.68 feet to an intersection with the said Easterly Right-of-Way line; thence continue South 88 degrees, 36 minutes, 08 seconds West, parallel to the said North line of Section 31, a distance of 28.44 feet to the said Point of Beginning. Lying and being in Section 32, Township 8 South, Range 14 East, Dixie County, Florida.

PARCEL 2:

A Lot 150 feet in width lying in Section 30, Township 8 South, Range 14 East, Dixie County, Florida, being more particularly described as follows:

Commence at the North $\frac{1}{4}$ corner of Section 30, Township 8 South, Range 14 East, Dixie County, Florida; thence North 88 degrees, 59 minutes, 34 seconds East along the North line of said Section 30, a distance of 230.05 feet to the Easterly right-of-Way line of a road; thence run Southerly along the said Easterly Right-of-Way line of said road the following courses and distances, South 01 degrees, 09 minutes, 59 seconds East, 71.34 feet; thence 20 degrees, 56 minutes, 17 seconds East, 95.50 feet; South 33 degrees, 57 minutes, 22 seconds East, 199.34 feet; South 03 degrees, 19 minutes, 10 seconds East, 325.33 feet; South 35 degrees, 47 minutes, 55 seconds West, 292.37 feet; South 21 degrees 15 minutes, 11 seconds West, 457.40 feet; South 09 degrees, 10 minutes, 38 seconds West, 495.27 feet; South 16 degrees, 49 minutes, 41 seconds West, 378.00 feet; South 16 degrees, 49 minutes, 41 seconds West, 378.00 feet; South 25 degrees, 10 minutes, 03 seconds West 17.72 feet to a point on the Easterly Right-of-Way line of said road, said point also being the Point of Beginning, North 88 degrees, 59 minutes, 34 seconds East, paralleling said North Line of Section 30, a distance of 223.29 feet to the water's edge of the Suwannee River; thence Southwesterly along said water's edge 160 feet, more or less to a point that bears North 88 degrees, 59 minutes, 34 seconds East, 243.29 feet from the said Easterly Right-of-Way line of road; thence South 88 degrees, 59 minutes, 32 seconds West, 243.29 feet to said Easterly Right-of-Way line; thence North 25 degrees, 10 minutes, 03 seconds East along said Easterly Right-of-Way line 167.14 feet to the Point of Beginning.

MEMORANDUM

TO: Governing Board

FROM: Terry E. Demott, Senior Land Resource Coordinator

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

DATE: November 12, 2009

RE: Approval and Execution of Resolution 2009-27 Authorizing Acquisition of the Chinquapin Farm, LLC Conservation Easement, 6,345 acres +/-, Suwannee and Columbia Counties and Requesting Funds from the Florida Forever Trust Fund or Other Available Funds

RECOMMENDATION

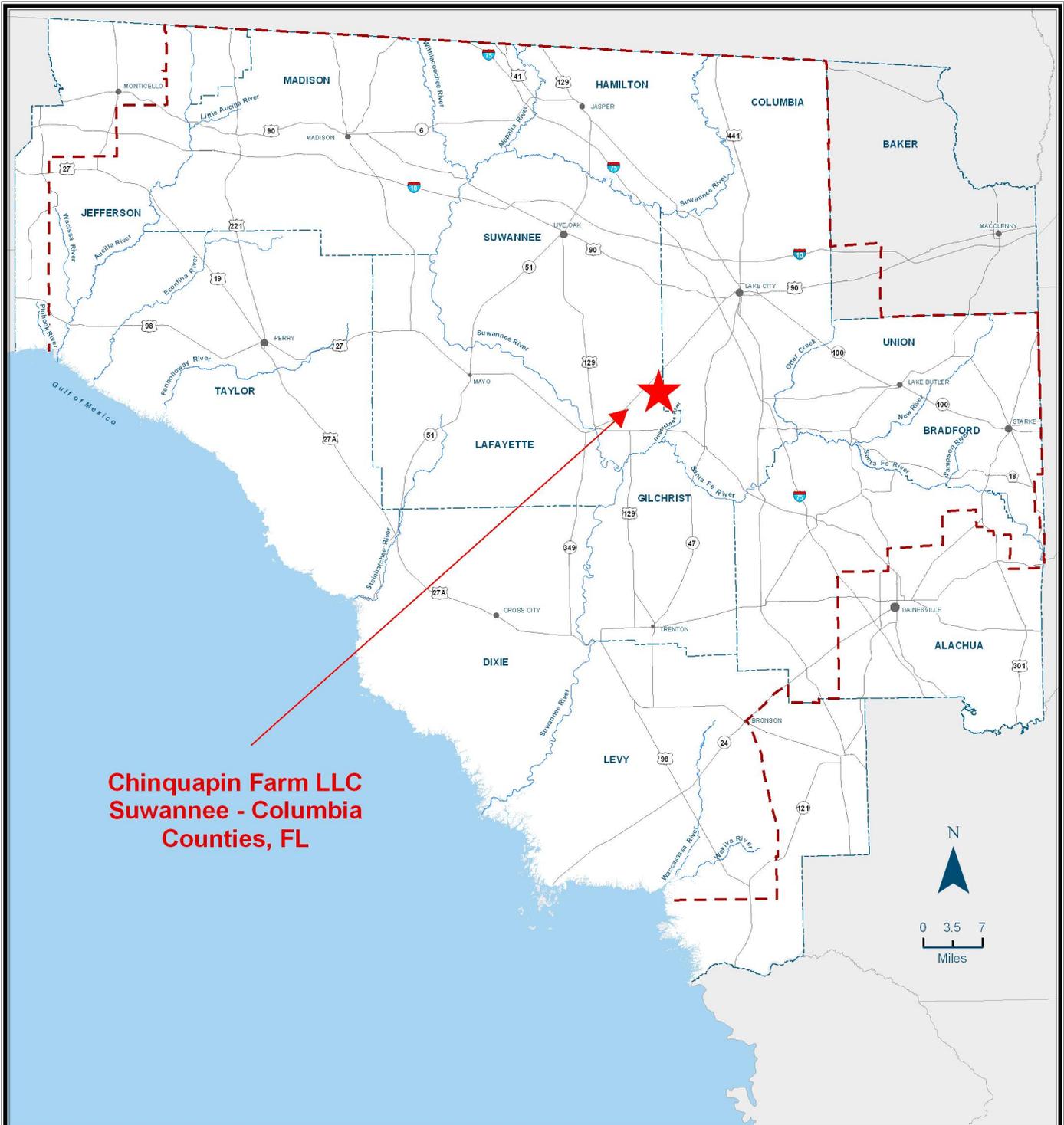
Subject to public comment that may be received, staff recommends approval and execution of Resolution 2009-27 authorizing the Executive Director to exercise an Option to Purchase the Chinquapin Farm, LLC, Conservation Easement and requesting approval from the Secretary of the Department of Environmental Protection for the use of funds from the Florida Forever Trust Fund or other available funds.

BACKGROUND

A public hearing is scheduled for December 8, 2009, to take comments on the proposed acquisition of the Chinquapin Farm, LLC Conservation Easement over approximately 6,345 acres in Suwannee and Columbia Counties for groundwater protection purposes. Principals of the limited liability company are Edward L. Baker and John D. Baker II of Jacksonville, Florida.

As this project is moving quickly, all information is not currently on hand. Information will be provided to you as it becomes available.

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Attachment
Chinquapin Farm LLC 09-012



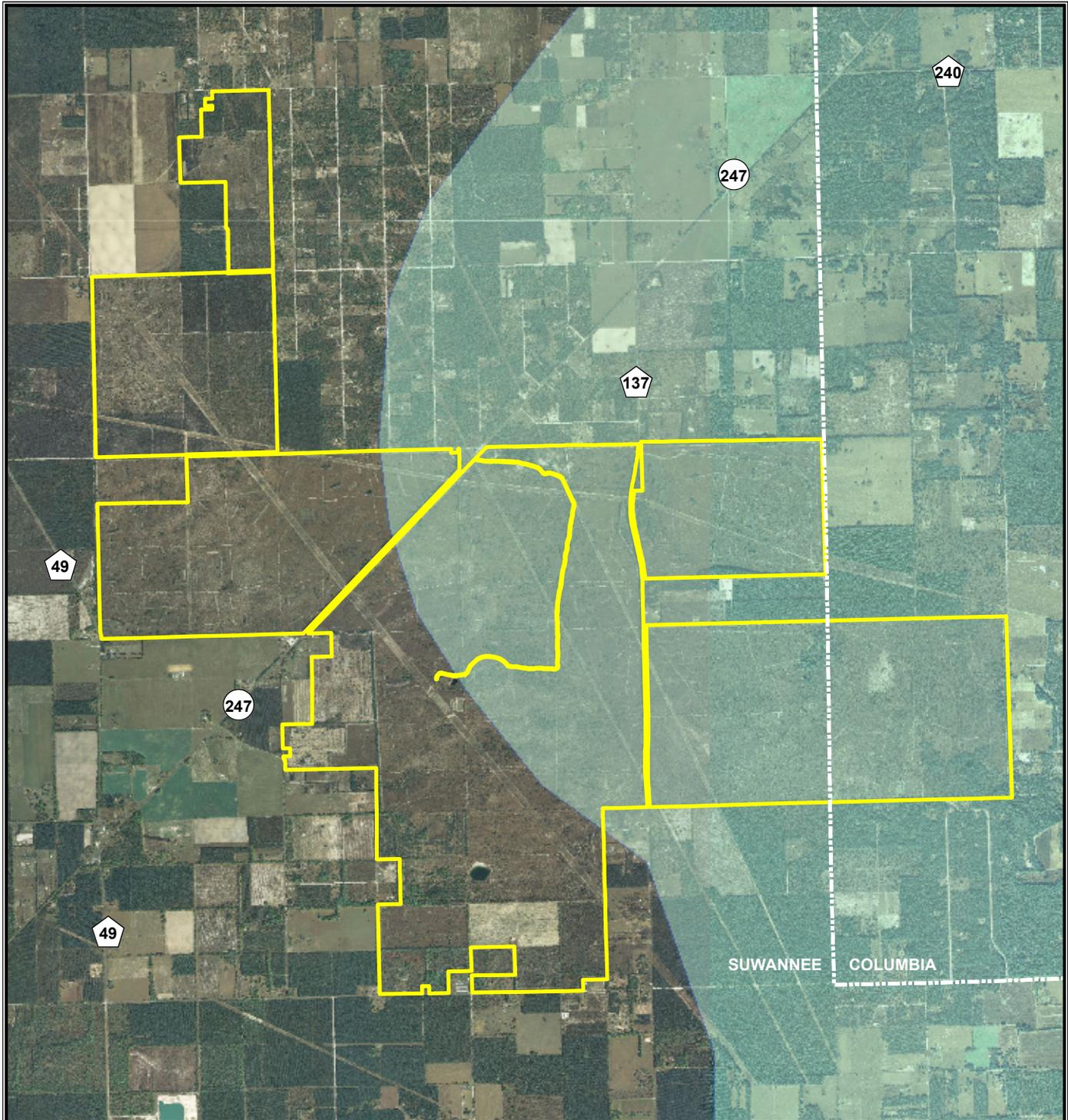
**Chinquapin Farm LLC
Suwannee - Columbia
Counties, FL**

-  SRWMD Boundary
-  Project 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)

10/05/09



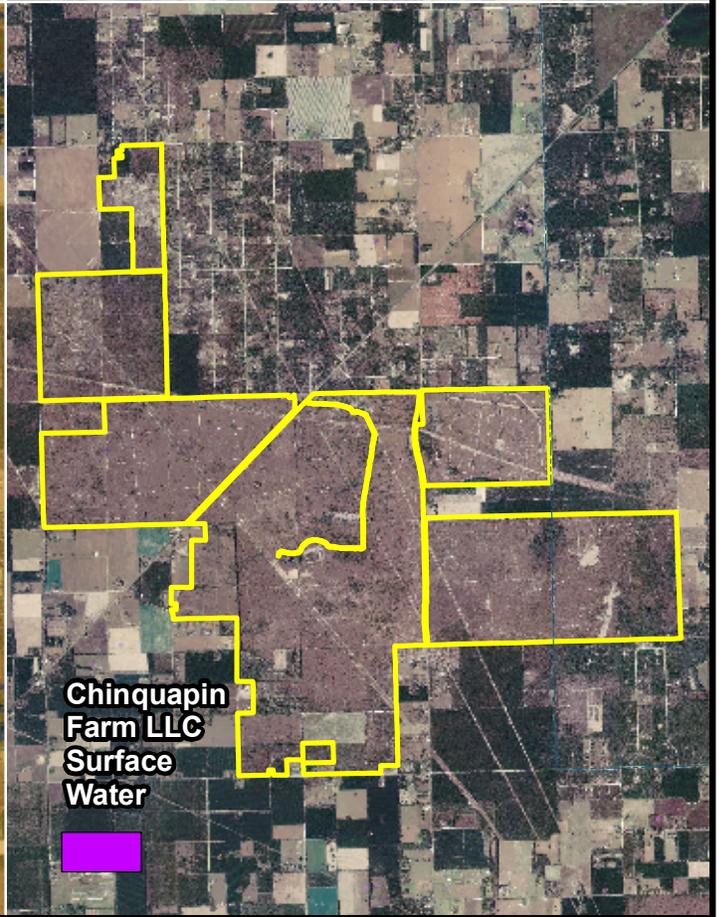
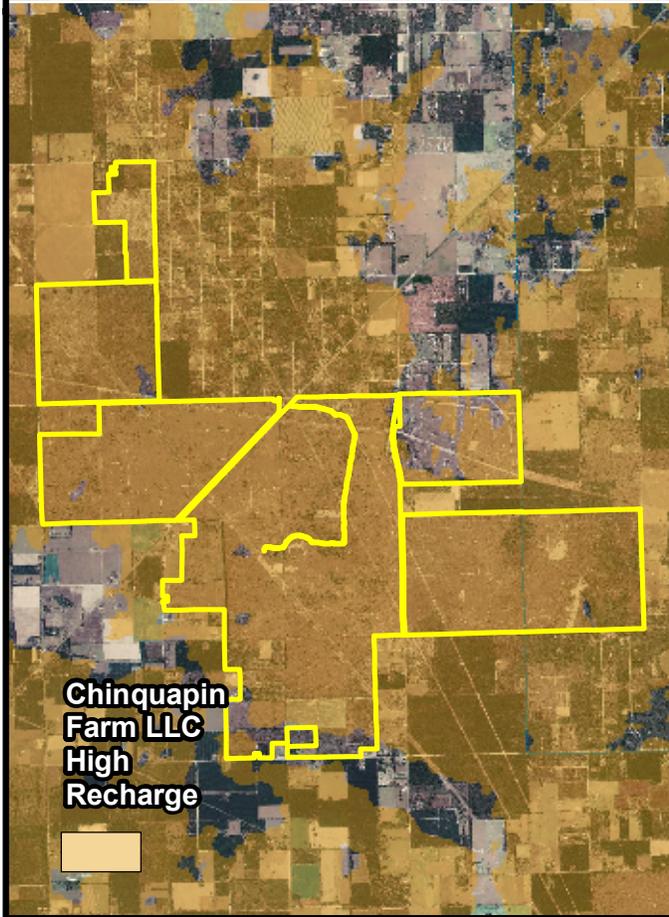
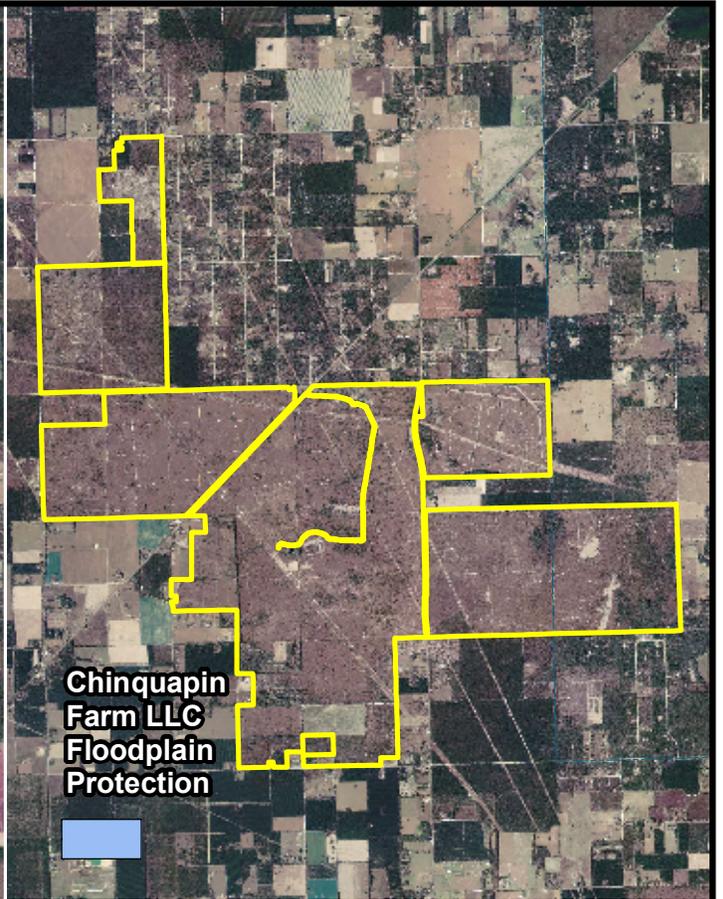
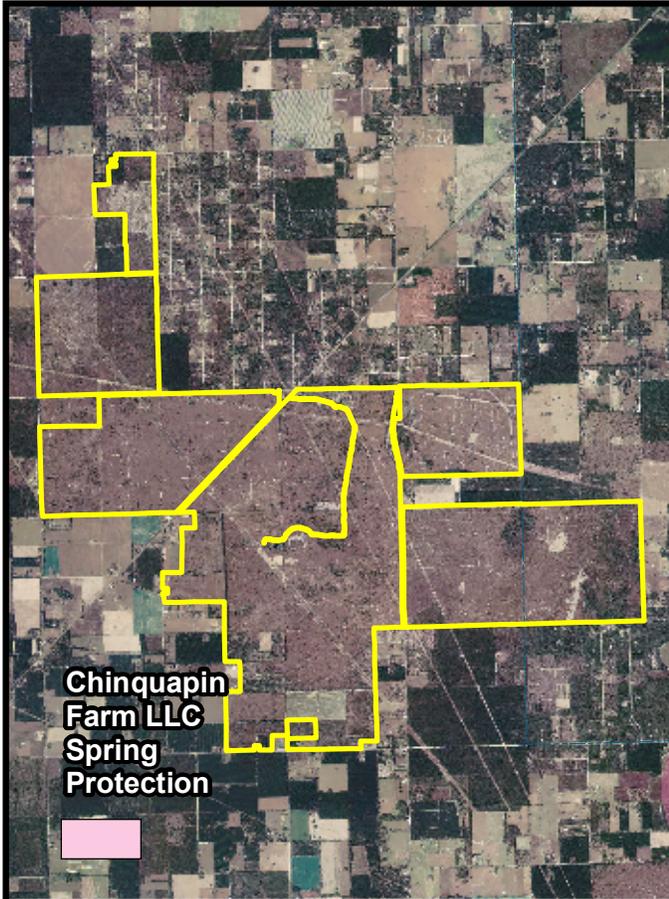
Chinquapin Farm LLC Suwannee - Columbia County

- Chinquapin Farm
- Ichetucknee Spring Basin
- County Boundary



Note: This map was created by the Suwannee River Water Management District (SRWMD) to be used for planning purposes only. SRWMD shall not be held liable for any injury or damage caused by the use of data distributed as a public records request regardless of their use or application. SRWMD does not guarantee the accuracy, or suitability for any use of these data, and no warranty is expressed or implied. For more information please contact the SRWMD at 386-362-1001.
Map Created on 10/5/2009

PM: TD
GIS: VH
PD: 10/06/09



SUWANNEE RIVER WATER MANAGEMENT DISTRICT

RESOLUTION NO. 2009-27

**RESOLUTION APPROVING THE ACQUISITION OF A
CONSERVATION EASEMENT ON LAND OWNED BY
CHINQUAPIN FARM, LLC, AUTHORIZATION FOR THE
EXECUTIVE DIRECTOR TO EXERCISE AN OPTION TO
PURCHASE, AND REQUEST FOR FUNDS FROM THE FLORIDA
FOREVER TRUST FUND FOR ACQUISITION OF SAID
EASEMENT**

WHEREAS, the Suwannee River Water Management District has been offered a conservation easement on lands owned by Chinquapin Farm, LLC, consisting of approximately 6,345 acres in Suwannee and Columbia Counties, Florida, a legal description and map of said lands being attached hereto; and

WHEREAS, the purchase price for said easement shall be a lump sum of \$635,000; and

WHEREAS, Suwannee River Water Management District will request \$635,000 from the Florida Forever Trust Fund for this acquisition; and

WHEREAS, the acquisition is consistent with the Florida Forever Five-year Work Plan filed with the Legislature and the Florida Department of Environmental Protection and is consistent with Section 373.199, Florida Statutes (F. S.); and

WHEREAS, said easement is being acquired for groundwater and recharge protection of the Ichetucknee and Santa Fe Rivers.

WHEREAS, the funds hereinafter requested will be used only for the acquisition costs of said easement, and the a costs of said easement shall include fees for survey, appraisal, and legal activities necessary for the proper transfer of easement on said real property; and

WHEREAS, said lands meet one or more goals of the Florida Forever Act as described in FS 259.105 and contribute specifically to the achievement of Florida Forever goals: (4)(a)2, and (4)(d)2; and

WHEREAS, said lands shall be maintained in an environmentally acceptable manner compatible with the resource values for which acquired; and

WHEREAS, the project contains groundwater resources that will be perpetually protected; and

WHEREAS, should this District subsequently dispose of said easement, all revenues derived therefrom will be used to acquire or manage other lands for water management, water supply, and the conservation and protection of water resources; and

WHEREAS, said easement has been appraised by two independent real estate appraisers and was approved for acquisition after duly noticed public hearing thereon; and

WHEREAS, the purchase price of the easement to be acquired is less than the appraised value, based on the certified appraisals that were used to determine the value of the lands to be purchased; and

WHEREAS, the easement being acquired has been reviewed for the presence of sovereign submerged lands and the District will take reasonable measures to avoid paying for sovereign lands; and

WHEREAS, said lands are not being acquired as right-of-way for canals or pipelines; and

WHEREAS, an environmental audit shall be performed prior to closing, and before the purchase of any easement land found to be contaminated a remediation plan will be submitted to the Department; and

WHEREAS, the funds hereinafter requested will be used only for the purchase of said lands and an additional \$75,000 for acquisition costs which includes fees for survey, appraisal, and legal activities necessary for the proper transfer of title to said real property interest; and

WHEREAS, funds are available for payment of the acquisition costs and associated expenses and fees for said parcel through funds deposited in the Florida Forever Trust Fund to the credit of the Suwannee River Water Management District.

NOW, THEREFORE, BE IT RESOLVED by the Governing Board of the Suwannee River Water Management District:

(1) Acquisition of the described conservation easement on lands owned by Chinquapin Farm, LLC, its successors or assigns, is approved and the Executive Director is authorized to exercise an option on behalf of the District.

(2) The above statements are hereby certified and declared to be true and correct, and the acquisition of said easement is hereby further certified to be

consistent with this District's plan of acquisition and Section 373.199, Florida Statutes (F. S.).

(3) District hereby requests the Secretary of the Department of Environmental Protection to approve the release of funds from the Florida Forever Trust Fund in the sum of approximately \$635,000 for land and \$75,000 for associated closing costs pending documentation of District's actual direct acquisition costs at a time then requested and documented by District to Department.

Should Florida Forever funds not be available in time to close the acquisition in accordance with the purchase agreement, staff is authorized to use other available funds to complete the transaction.

PASSED AND ADOPTED THIS 8th DAY OF DECEMBER 2009, A.D.

**SUWANNEE RIVER WATER MANAGEMENT DISTRICT
BY ITS GOVERNING BOARD**

MEMBERS OF THE BOARD:

**DON QUINCEY, CHAIRMAN
DAVID FLAGG, VICE CHAIRMAN
GEORGIA JONES, SECRETARY/TREASURER
C. LINDEN DAVIDSON
HEATH DAVIS
JAMES L. FRALEIGH
OLIVER J. LAKE
CARL E. MEESE**

CHINQUAPIN FARM, LLC LEGAL DESCRIPTION

COLUMBIA COUNTY PROPERTY:

Parcel I.D. No. 35-5S-15-00484-000

TOWNSHIP 5 SOUTH, RANGE 15 EAST

SECTION 35: ALL, LESS AND EXCEPT any portion thereof lying within any County or State Road right of ways.

SUWANNEE COUNTY PROPERTY:

PARCEL 1: [Parcel I.D. No. 18-05S-15E-0109800.0000]

TOWNSHIP 5 SOUTH, RANGE 15 EAST

SECTION 18: E $\frac{1}{2}$ of E $\frac{1}{2}$;
SW $\frac{1}{4}$ of NE $\frac{1}{4}$;
E $\frac{1}{2}$ of E $\frac{1}{2}$ of NW $\frac{1}{4}$ of NE $\frac{1}{4}$;
S 792 feet of W $\frac{1}{2}$ of E $\frac{1}{2}$ of NW $\frac{1}{4}$ of NE $\frac{1}{4}$;
TOGETHER WITH the following described parcel of land:

Commencing 210 feet South of the NE corner of W $\frac{1}{2}$ of E $\frac{1}{2}$ of NW $\frac{1}{4}$ of NE $\frac{1}{4}$ as a Point of Beginning; thence S 210.00 feet; thence W 210.00 feet; thence N 210.00 feet; thence E 210.00 feet to the Point of Beginning.

PARCEL 2: [Parcel I.D. No. 19-05S-15E-0110100.0000 & 19-05S-15E-0110100.0010]

TOWNSHIP 5 SOUTH, RANGE 15 EAST

SECTION 19: ALL

PARCEL 3: [Parcel I.D. No. 27-05S-15E-0121500.0000]

TOWNSHIP 5 SOUTH, RANGE 15 EAST

SECTION 27: ALL; LESS AND EXCEPT S $\frac{1}{2}$ of S $\frac{1}{2}$

PARCEL 4: [Parcel I.D. No. 28-05S-15E-0121800.0000]

TOWNSHIP 5 SOUTH, RANGE 15 EAST

SECTION 28: ALL; LESS AND EXCEPT that portion of NW $\frac{1}{4}$ of NW $\frac{1}{4}$ lying Northwest of State Road 247, and that portion of NE $\frac{1}{4}$ of NE $\frac{1}{4}$ lying East of State Road 137.

PARCEL 5: [Parcel I.D. No. 29-05S-15E-0122000.0000]

TOWNSHIP 5 SOUTH, RANGE 15 EAST

SECTION 29: ALL; LESS AND EXCEPT easements and right of ways described in instruments recorded in Deed Book 28, page 29; Deed Book 110, page 457; Deed Book 113, page 492; Official Records Book 17, page 245; and Official Records Book 49, page 650, all of the public records of Suwannee County, Florida and further LESS AND EXCEPT that portion of said Section 29, as contained in Warranty Deed recorded in Official Records Book 249, page 241, public records of Suwannee County, Florida.

PARCEL 6: [Parcel I.D. No. 30-05S-15E-0122100.0000 & 30-05S-15E-0122300.0000]

TOWNSHIP 5 SOUTH, RANGE 15 EAST

SECTION 30: E $\frac{1}{2}$;
SW $\frac{1}{4}$ of NW $\frac{1}{4}$;
NW $\frac{1}{4}$ of SW $\frac{1}{4}$;
N $\frac{1}{2}$ of SW $\frac{1}{4}$ of SW $\frac{1}{4}$;
SE $\frac{1}{4}$ of NW $\frac{1}{4}$;
E $\frac{1}{2}$ of SW $\frac{1}{4}$; and
S $\frac{1}{2}$ of SW $\frac{1}{4}$ of SW $\frac{1}{4}$

PARCEL 7: [Parcel I.D. No. 32-05S-15E-0123400.0000; 32-05S-15E-0123400.1000; and 32-05S-15E-0124100.0000]

TOWNSHIP 5 SOUTH, RANGE 15 EAST

SECTION 32: NE $\frac{1}{4}$;
S $\frac{1}{2}$ of SE $\frac{1}{4}$;
NW $\frac{1}{4}$ of SE $\frac{1}{4}$;

NE¼ of SE¼; and
N½ pf SW¼

PARCEL 8: [Parcel I.D. No. 32-05S-15E-0124200.3000]

TOWNSHIP 5 SOUTH, RANGE 15 EAST

SECTION 32: Commence at a concrete monument marking the Northwest corner of said Section 32 for a point of reference; thence N89°33'00" E, 1471.43 feet to Point of Beginning; thence continue on same bearing 1170.10 feet to concrete monument; thence S 00°25'43" E, 1320.00 feet to a concrete monument; thence S 89°33'00" W, 2302.53 feet to concrete monument; thence N 00°25'43" W, 234.00 feet to concrete monument; thence N 82°23'25" W, 342.36 feet to concrete monument and being on the West line of Section 3; thence N 00°25'43" W, 252.80 feet along the West line of Section 32 to concrete monument; thence N 88°58'00" E, 433.80 feet to concrete monument; thence N 00°28'00" W, 100 feet to concrete monument; thence N 88°58'00" E, 1036.80 feet to concrete monument; thence N 00°20'43" W, 670.22 feet to Point of Beginning, LESS AND EXCEPT the West 10.57 acres thereof.

AND

The East 55.84 acres of S½ of NW¼ of Section 32.

PARCEL 9: [Parcel I.D. No. 33-05S-15E-0124400.0000]

TOWNSHIP 5 SOUTH, RANGE 15 EAST

SECTION 33: ALL, LESS AND EXCEPT the lands described in Final Judgment in favor of the State of Florida, recorded in Official Records Book 57, page 64, public records of Suwannee County, Florida.

PARCEL 10: [Parcel I.D. No. 34-05S-15E-0124500.0000]

TOWNSHIP 5 SOUTH, RANGE 15 EAST

SECTION 34: ALL

PARCEL 11: [Parcel I.D. No. 04-06S-15E-0125200.0000 & 04-06S-15E-125300.0000]

TOWNSHIP 6 SOUTH, RANGE 15 EAST

SECTION 4: SW $\frac{1}{4}$ of SW $\frac{1}{4}$;
W $\frac{1}{2}$ of NE $\frac{1}{4}$; and
N $\frac{1}{2}$ of NW $\frac{1}{4}$

PARCEL 12: [Parcel I.D. No. 04-06S-15E-0125100.1007 & 04-06S-15E-125100.1017]

TOWNSHIP 6 SOUTH, RANGE 15 EAST

SECTION 4: E $\frac{1}{3}$ of N $\frac{1}{2}$ of NE $\frac{1}{4}$ of NE $\frac{1}{4}$;
S $\frac{1}{2}$ of NW $\frac{1}{4}$;
N $\frac{1}{2}$ of SW $\frac{1}{4}$;
SE $\frac{1}{4}$ of SW $\frac{1}{4}$;
NW $\frac{1}{4}$ of SE $\frac{1}{4}$; and
SW $\frac{1}{4}$ of SE $\frac{1}{4}$,
LESS AND EXCEPT that portion of said Section 4, more particularly described as follows:

Begin at the Southeast corner of SW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 4, said point also being the Northeast corner of NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 9, Township 6 South, Range 15 East, and run S 1°16'28" E along the East line of said NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of said Section 9, a distance of 5.98 feet to the North right of way line of Bibby Road; thence S 89°11'13" W along said North right of way line, 713.40 feet; thence N 1°14'24" W, 305.50 feet; thence N 89°11'13" E, 713.40 feet to the East line of said SW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 4; thence S 1°14'24" E along the East line, 299.52 feet to the Point of Beginning.

PARCEL 13: [Parcel I.D. No. 05-06S-15E-0125500.0000]

TOWNSHIP 6 SOUTH, RANGE 15 EAST

SECTION 5: E $\frac{1}{2}$ of N $\frac{1}{2}$ of N $\frac{1}{2}$;
SE $\frac{1}{4}$ of NE $\frac{1}{4}$;
E $\frac{1}{2}$ of SW $\frac{1}{4}$ of NE $\frac{1}{4}$; and
SE $\frac{1}{4}$,

LESS AND EXCEPT SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of SE $\frac{1}{4}$, and the following:

Commence at the Southwest corner of Section 5; thence N 88°58'16" E along the approximated centerline of an asphalt county road, a distance of 3878.78 feet to a nail and cap being on the South boundary of Section 5; thence N 01°01'44" W, a distance of 27.32 feet to a concrete monument on the North right of way line of a county paved road and being the Point of Beginning; thence N 88°58'16" E, a distance of 208.75 feet along the North right of way line to a concrete monument; thence N 01°01'44" W, a distance of 208.75 feet to a concrete monument; thence S 88°58'16" W, a distance of 208.75 feet to a concrete monument; thence S 01°01'44" E, a distance of 208.75 feet to the Point of Beginning.

MEMORANDUM

TO: Governing Board

FROM: Terry E. Demott, Senior Land Resource Coordinator

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

DATE: November 13, 2009

RE: Easement to Steinhatchee Ancient Oaks Property Owners Association

RECOMMENDATION

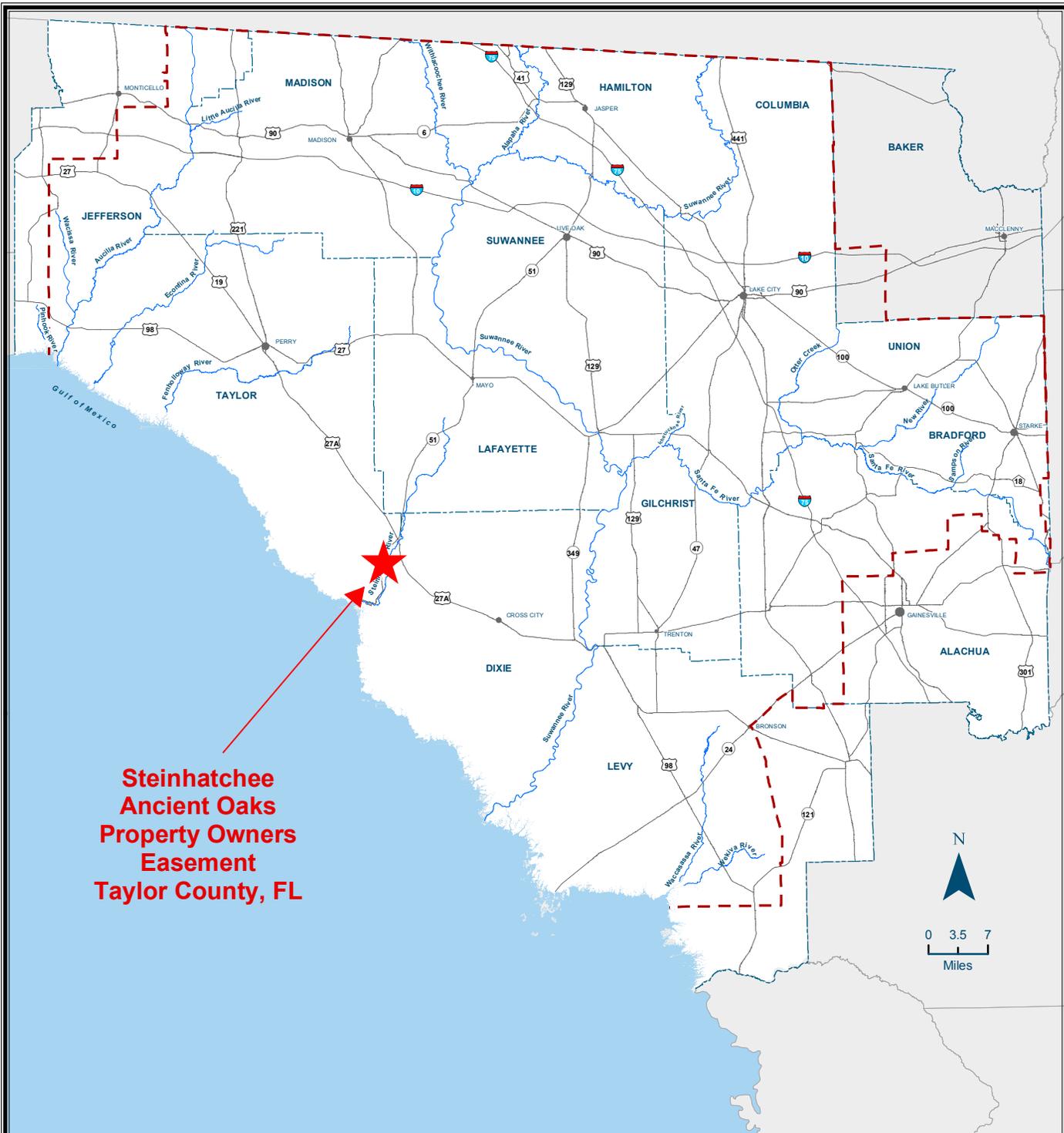
Staff recommends approval of an easement to Steinhatchee Ancient Oaks Property Owners Association for additional runway clearance on District lands in Taylor County.

BACKGROUND

Dale Perry, Vice President of the Association, requested the District grant an easement for additional airplane runway approach clearance on District property adjacent to the Association's existing runway. The request is for a 150-foot by 400-foot (1.4 acres) strip at the north end of their existing grass runway in order to clear the trees for additional take off and landing clearance. The Association had a handshake understanding with the former owners of the Steinhatchee Tract allowing them to maintain this area by clearing.

The Association had the easement surveyed, appraised at \$3,800 and will pay other administrative and legal charges. After all the charges have been paid, the easement document will be sent to the Association.

gal
enclosure



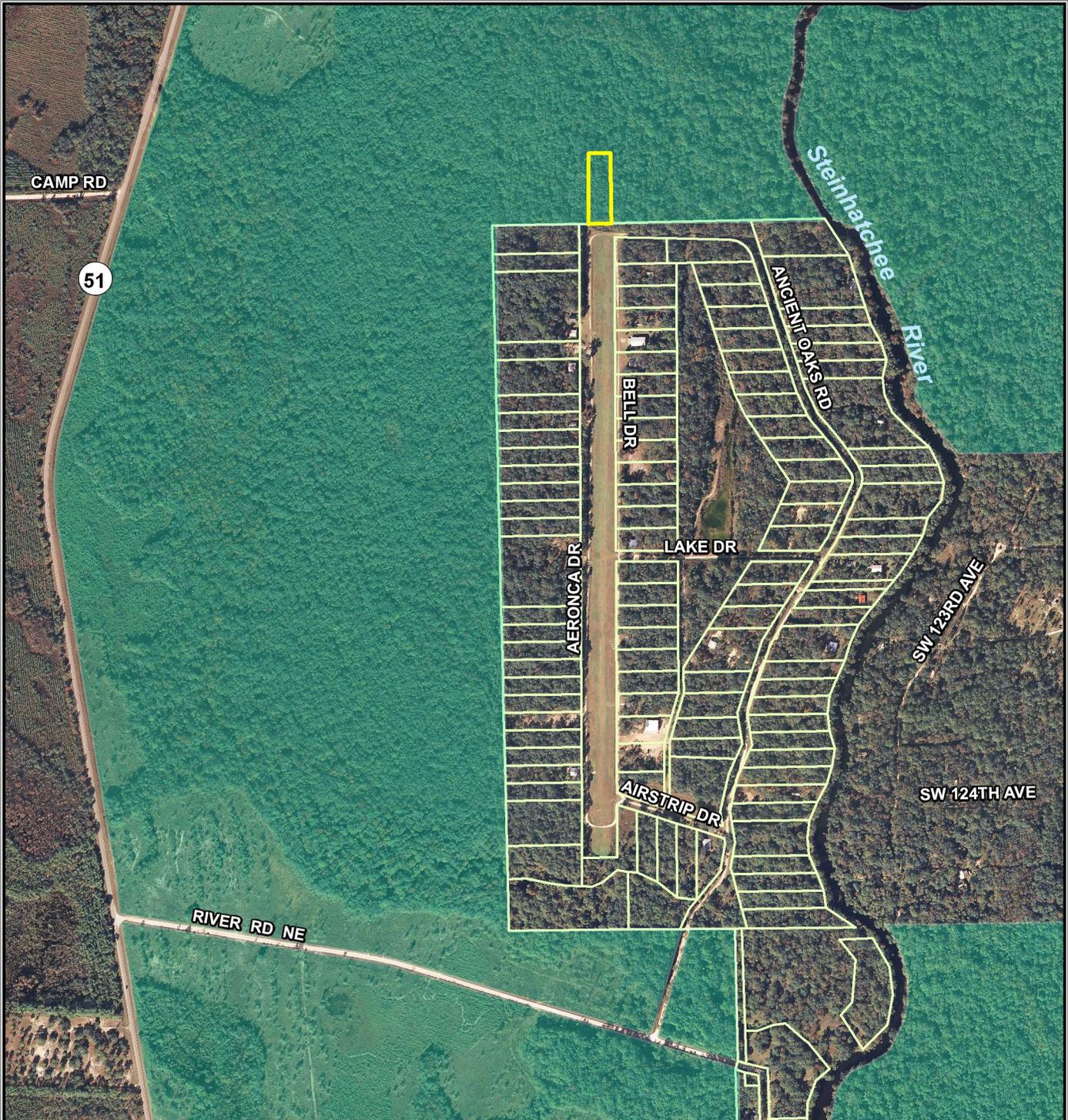
**Steinhatchee
Ancient Oaks
Property Owners
Easement
Taylor County, FL**

-  SRWMD Boundary
-  Project 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)

11/14/09



-  Easement Boundary
-  SRWMD Lands
-  Ancient Oaks Subdivision



Steinhatchee Ancient Oaks Property Owners Easement Taylor 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. Taylor 2006 NC 1FT Imagery.

PM, TD
GIS, GH
PD: 11/14/03

MEMORANDUM

TO: Governing Board

FROM: Gwen Lord, Business Resource Specialist IV 

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

DATE: November 16, 2009

RE: 2010 Florida Forever Work Plan

RECOMMENDATION

There is no recommendation at this time.

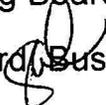
BACKGROUND

A public hearing regarding the 2010 Florida Forever Work Plan has been noticed for the December 8, 2009, Governing Board meeting. This will provide opportunity for public comment regarding the 2010 update to the work plan. Final adoption is scheduled for the January Governing Board meeting.

The Florida Forever Work Plan summarizes funding and completed projects during the previous planning periods and presents modifications and additions for the upcoming period. The Work Plan must be approved by the Governing Board and is included in the Comprehensive Annual Report submitted to Tallahassee by March 1 each year. This is the ninth annual update of the original 2001 Florida Forever Work Plan.

gal

MEMORANDUM

TO: Governing Board
FROM: Gwen Lord  Business Resource Specialist
THRU: David Still, Executive Director DS
Charles H Houder III, Deputy Executive Director 
DATE: November 16, 2009
RE: Proposed Changes to 40B-9

RECOMMENDATION

Staff recommends the Governing Board authorize publication of a Notice of Proposed Rule for amendments to Chapter 40B-9, Florida Administrative Code, Land Acquisition and Management, in the Florida Administrative Weekly.

BACKGROUND

In September 2009, the Governing Board authorized publication of a Notice of Proposed Rule Development for changes to Chapter 40B-9. The Notice was published in the Florida Administrative Weekly on October 9, 2009. At that time, draft proposed rule language was not available. A copy of the proposed rule language is attached.

The District will simultaneously provide the proposed amendments to the Joint Administrative Procedures Committee (JAPC) for review and comment. Thereafter, the District must submit the proposed amendments to the Legislature for its review. Once the 2010 Legislative session ends, the amendments must be filed with the Department of State for adoption and the rule will take effect 20 days after filing.

The proposed amendments include

- Changing the defined term "District lands" to "District real property" in the land acquisition portion of the rule,
- Incorporating by reference the District's Public Use Guide,
- Clarifying where equestrian uses of District lands are allowed,
- Adding an exception clause to the prohibited activities section for activities authorized by a management agreement or lease or conducted by the District, and
- Adding a new section which incorporates by reference a "Public Use Fee Schedule" for use of District lands.

enclosure
gal

40B-9.021 Definitions

(1) through (4) No change.

(5) "District real property lands" means any fee simple interest or other interest in real property titled to the District.

(6) "District lease" means the granting of either an exclusive or non-exclusive use of or interest in District real property lands for a specified period of time.

(7) through (13) No change.

Rulemaking Specific Authority 373.044, 373.083, 373.139, F.S. Law Implemented 259.01, 373.103, 373.139, 373.59 F.S. History—New 3-1-83, Amended 4-1-93, Amended 5-31-09, Amended

40B-9.081 Disposition of Surplus Real Property Land.

~~(1)~~ The District may sell or exchange District real property lands considered surplus in accordance with section 373.089, F.S.

Rulemaking Specific Authority 373.044, 373.113, 373.171, F.S. Law Implemented 270.11, 373.103, 373.139, 373.59, F.S. History—New 3-1-83, Amended 5-26-88, Amended 5-31-09, Amended

40B-9.131 Public Use of District Lands.

(1) The District shall publish and make available to the public a "Public Use Guide" which summarizes allowed activities and use restrictions for each District

property or land. The District's Public Use Guide is hereby incorporated by reference. Copies of the Public Use Guide may be obtained at the District headquarters or at the District's website: www.mysuwannariver.com.

(2) through (3)(e) No change.

(3)(f) Horseback riding is Equestrian and other saddle animals, including those for use with noncommercial horse-drawn carriages and buggies, are allowed on all District lands on marked equestrian trails and on all roads open to any public use on roads open to public motorized vehicles and all equestrian trails except where such use is specifically prohibited by signage. Animal-drawn vehicles, such as wagons and buggies, are allowed on all public roads on District lands open to motorized vehicles. The person responsible for bringing equine a saddle animal onto District lands must have current, written proof of a negative Coggins test result for each animal.

(g) through (n) No change.

Rulemaking Specific Authority 373.044, 373.083, 373.1391, F.S. Law Implemented 373.056, 373.096, 373.093, 373.099, 373.1401, F.S. History–New 4-1-93, Amended 5-31-09, Amended

40B-9.1381 Prohibited Activities

The following activities are prohibited on District lands to the extent specified herein unless specifically authorized by the written terms of a management

agreement or lease or as part of a land management operation conducted by the

District:

(1) through (19) No change.

Rulemaking Specific Authority 373.044, 373.083, 373.1391, F.S. Law

Implemented 373.056, 373.096, 373.099, 373.1391, 373.1401, F.S. History--

New 5-31-09. Amended

40B-9.139 Use Fees.

The District shall publish and make available to the public a “Public Use Fee Schedule” which specifies charges for activities on District lands. The Public Use Fee Schedule, EFFECTIVE DATE, is hereby incorporated by reference. Copies of the fee schedule may be obtained at the District’s headquarters or at the District’s website: www.mysuwanneriver.com.

Rulemaking Authority 373.044, 373.083, 373.1391, F.S. Law Implemented 373.1391, F.S. History – New.

MEMORANDUM

TO: Governing Board
FROM: Bob Heeke, Sr. Land Resources Manager *BH*
THRU: David Still, Executive Director *DS*
Charles H Houder III, Deputy Executive Director *CH*
DATE: November 16, 2009
RE: RFP 09/10-002 Boundary Maintenance Services Ranking

RECOMMENDATION

Staff recommends the Governing Board approve the rankings developed by the Selection Committee as shown below and requests authority to negotiate and execute contracts with Perpetual Contracting and William Andrews and Son Lawn Care. If negotiations are unsuccessful with these firms, staff requests authority to negotiate and execute a contract with Glover Landscape. The amount of these services would not exceed \$25,000 in aggregate.

BACKGROUND

On October 2, 2009, staff released RFP 09/10-002 for boundary line services. These services include painting boundary lines and, if needed, installing signs and posts. The contractor will provide all materials except the signs. Responses were received from 19 firms as shown on the attached response recap.

The Selection Committee of Charlie Houder, Jon Dinges and Joe Flanagan met November 6, 2009, to review the proposals and develop the rankings below:

<u>Ranking</u>	<u>Firm</u>	<u>City</u>
1.	Perpetual Contracting	Cross City
2.	William Andrews and Son	Cross City
3.	Glover Landscaping	Branford

The selection criterion, as noted in the RFP, was to search for the best value to the District amongst the submitted proposals. Proposals were compared on price, firm experience, and demonstrated ability to successfully complete projects of similar size. Ranking was made to select the most qualified and cost-effective in the opinion of the District Selection Committee.

The total value of these projects in the FY 10 budget is \$25,000.

RFP 09/10-002

Request for Proposals 09/10-002 LM
Boundary Line Maintenance
1:00 p.m. October 15, 2009

Contractor	Location	Per mile	Per post	Posting only
Barrineau and Associates	Ocala, FL	352	43	70
BenWood Services	Millwood, GA	130	20	75
Bowyer Singleton	Orlando, FL	825	18.50	525
Britt Surveying	Lake City, FL	438	65	293
C & C Construction	Bonifay, FL	471	18	289
Casseaux Hewett & Walpole Inc.	Gainesville, FL	900	43	650
E & D Coatings	Savannah, GA	2,123	69	112.30
EnviroAg	Tallahassee, FL	70	24	74
Farmland Properties Inc.	Cross City, FL	125	19.50	65
J Sherman Frier & Associates	Live Oak, FL	1,785	12.06	835
K V McHargue	Perry, FL	220	15	150
M & L Contracting	Cross City, FL	160	22	80
Perpetual Contracting	Cross City, FL	150	10	100
Putnal & Associates	Madison, FL	848	7	148
The Forestry Company	Perry, FL	196	20	141
Tim Glover	Branford, FL	180	9.75	150
Wildland Resources	Land O Lakes, FL	720	40	240
Wildlands Fire Service	Tallahassee, FL	250	18	170
William Andrews & Son Lawn Care	Cross City, FL	145	9.50	100

MEMORANDUM

TO: Governing Board

FROM: Brian Kauffman, Facilities Director *BCK*

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

DATE: November 19, 2009

RE: Contract for Construction of R. O. Ranch Bathhouse

RECOMMENDATION

Staff recommends the Governing Board authorize the Executive Director to execute a contract with Luke McInnis Construction (LMC) to build the R. O. Ranch Equestrian Park bathhouse for a cost not to exceed \$165,000.

BACKGROUND

The bathhouse will provide toilet and shower facilities for guests staying in the park's 32-unit campground. The original plans for the building were obtained from the Florida State Parks' Bureau of Design and Construction and were recently used by State Parks to build a bathhouse at Suwannee River State Park in Suwannee County. District staff modified the plans to make the building look similar to the R. O. park's visitor education center and reduce cost. The building has the same floor plan as the State Parks', with both men's and women's sides, each containing three showers, three sinks, and three toilets. There is also one private bath with a lockable door containing a shower, sink, and toilet. State Park's budget for this building is \$330,000. To reduce the construction and operating costs for the building, staff replaced the two 350-gallon electric water heaters with two tankless gas water heaters and specified cpvc in lieu of copper pipe.

Bids for construction of the bathhouse were opened November 18, 2009. A summary of the bids is enclosed with this memo. LMC of O'Brien, Florida, submitted the lowest bid of \$181,371. To further reduce costs, staff recommends deleting the air conditioning, wall tiles and performance bonding. According to Florida Statute 255.05(1)(a), "At the discretion of the official or board awarding such contract when such work is done for any county, city, political subdivision, or public authority, any person entering into such a contract which is for \$200,000 or less may be exempted from executing the payment and performance bond." With these deductions, LMC's bid would be \$154,371, which is still the lowest bid. This

not to exceed recommendation includes the contractor's bid of \$154,371 plus a contingency of \$10,629 (approximately 7%), for a total of \$165,000.

The R. O. Ranch Board of Directors will also consider this recommendation at their December 3, 2009, meeting. Funds for this contract are available in the FY 2010 budget in the R. O. Ranch Equestrian Park project.

gal

Request for Bids 08/09-010 LM
R. O. Ranch Bath House
11/18/09 4:00 P.M.

Bidder	Lump Sum	Bond	Air Condition	Tile	Bid with Deductions
McInnis Construction O'Brien, FL	\$187,371.00	\$6,000.00	\$12,000.00	\$15,000.00	\$154,371.00
Slack Construction Ocala, FL	\$207,680.00	\$3,448.00	\$17,100.00	\$6,500.00	\$180,062.00
Gray Construction Trenton, FL	\$212,358.00	\$2,375.00	\$7,793.00	\$10,732.00	\$190,833.00
McCall Construction Live Oak, FL	\$221,254.00	\$6,300.00	\$7,000.00	\$5,800.00	\$204,454.00
Sparks Construction Lake City, FL	\$227,704.00	\$6,900.00	\$15,000.00	\$12,708.00	\$197,196.00
BRAE Mayo, FL	\$228,936.00	\$6,600	\$7,557.47	\$16,000.00	\$207,998.50
Gamble & Assoc. Live Oak, FL	\$229,486.00		\$9,154.00	\$5,700.00	\$207,132.00
Griffin Buildings Tallahassee, FL	\$230,456.00	\$6,712.00	\$10,300.00	\$22,295.00	\$193,981.00
Suwannee River Const. Wellborn, FL	\$235,800.00		\$9,500.00	\$4,700.00	\$218,600.00
Genesis Construction Ocala, FL	\$246,456.00	\$3,710.00	\$12,250.00	\$12,656.00	\$218,082.00
Cabot Construction Gainesville, FL	\$246,901.00	\$4,211.00	\$17,822.00	\$12,249.00	\$215,030.00
Harlie Lynch Const. Mayo, FL	\$248,376.00	\$3,800.00	\$7,200.00	\$13,877.00	\$221,964.00
Freeman Design Group Lake City, FL	\$249,990.00	\$7,050.00	\$20,859.00	\$14,261.00	\$217,878.00
Triest Construction Keystone Height, FL	\$252,219.48	\$4,945.48	\$8,000.00	\$13,400.00	\$223,694.48
Image Construction New Port Richey, FL	\$257,000.00	\$6,250.00	\$800.00	\$28,000.00	\$227,200.00
J.L. Dupree Lake City, FL	\$260,266.41	\$6,347.96	\$15,635.90	\$12,182.16	\$230,853.65
Feasterco Construction Ocala, FL	\$268,970.00	\$4,220.00	\$13,100.00	\$4,500.00	\$244,370.00
Plumb Level Const. Lake City, FL	\$321,064.00	\$14,812.00	\$12,154.00	\$25,899.00	\$281,011.00
Florida Fill & Grading Lake City, FL	\$322,130.00	\$10,400.00	\$16,788.00	\$11,884.00	\$290,958.00

MEMORANDUM

TO: Governing Board

FROM: Gwen Lord, Administrative Assistant

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

DATE: July 22, 2009

RE: Consideration of Resolution 2009-28 Requesting Reimbursement of
Preacquisition Costs and Land Management Expenses for the Quarter
Ending September 30, 2009

RECOMMENDATION

Staff recommends approval and execution of Resolution 2009-28, requesting the Department of Environmental Protection reimburse the District from the Water Management Lands Trust Fund (WMLTF) for preacquisition costs in the amount of \$191,590.51 and quarterly land management expenses in the amount of \$982,769.56 expended during the quarter ending September 30, 2009.

BACKGROUND

Section 373.59, F.S., allows the payment of preacquisition and land management costs from the WMLTF. Staff prepares quarterly reimbursement requests for costs associated with the District's activities.

Preacquisition costs cover most expenditures involving program administration and parcel-specific costs incurred prior to execution of a purchase agreement. Direct acquisition costs, including land costs, surveys, appraisals, and legal fees are either requested at the time of contract execution or are reconciled with preacquisition funding after the closing of each particular transaction. Preacquisition costs for the last quarter totaled \$191,590.51.

Land management costs for the same period totaled \$982,769.56. The largest share of this amount was for contractual services, which included site preparation, recreation facilities' construction, and forest management agreements.

gal
003-00100

SUWANNEE RIVER WATER MANAGEMENT DISTRICT

RESOLUTION NO. 2009-28

**RESOLUTION REQUESTING RELEASE OF FUNDS
FROM THE WATER MANAGEMENT LANDS TRUST FUND
FOR REIMBURSEMENT OF PREACQUISITION COSTS AND
FOR MANAGEMENT, MAINTENANCE, AND CAPITAL
IMPROVEMENTS EXPENSES**

WHEREAS, the Suwannee River Water Management District has expended funds for certain costs in the acquisition of fee or other legal interest in lands necessary to carry out the five-year plan of acquisition filed with the Legislature and the Florida Department of Environmental Protection and consistent with Section 373.59, Florida Statutes (F.S.); and

WHEREAS, prior to acquisition, said lands will be appraised by at least one independent real estate appraiser, and were approved for acquisition after duly noticed public hearing thereon; and

WHEREAS, said lands shall not be acquired as right-of-way for canals or pipelines; and

WHEREAS, the acquisition of said lands has required the evaluations, negotiations, or closings for lands, including those specific projects listed on the Acquisition Summary attached hereto; and

WHEREAS, upon acquisition, said lands are made available for general recreational uses not inconsistent with the water management purposes for which they are being acquired; and

WHEREAS, upon acquisition, said lands are maintained in an environmentally acceptable manner, and to the extent practical, in such a way as to restore and protect their natural state and condition; and

WHEREAS, should this District subsequently dispose of said lands, all revenues derived therefrom will be used to acquire other lands for water management, water supply, and the conservation and protection of water resources; and

WHEREAS, the Suwannee River Water Management District has expended funds and committed funds for management, maintenance, and capital improvements to land acquired with moneys from the Water Management Lands Trust Fund; and,

WHEREAS, said committed funds were used, consistent with Chapter 373.59, F.S., to develop management plans which include an evaluation of the resource value, environmental sensitivity, and recreational suitability of these lands; and,

WHEREAS, moneys expended for field equipment are for equipment whose sole use shall be on District's Save Our Rivers Lands; and,

WHEREAS, the requested funds are within the 2009 Fiscal Year Budget for preacquisition costs and management costs; and,

WHEREAS, any revenues generated from the management of these lands shall be used for management, maintenance, and capital improvements of said lands; and,

WHEREAS, District desires to be reimbursed for District's moneys so expended or committed; and,

WHEREAS, the specific acquisition costs are set forth in attachments to this resolution showing expenditures and commitments from July 1, 2009, through September 30, 2009, in the amount of \$191,590.51, and

WHEREAS, the specific commitments and expenditures for said management, maintenance, and capital improvements are set forth in attachments to this resolution showing expenditures and commitments from July 1, 2009, through September 30, 2009, in the amount of \$982,769.56.

NOW, THEREFORE, BE IT RESOLVED, by the Governing Board of the Suwannee River Water Management District:

(1) The above statements are hereby certified and declared to be true and correct.

(2) District hereby requests the Secretary of the Department of Environmental Protection to release from the Water Management Lands Trust Fund to District the sum of \$191,590.51 for District's acquisition costs necessary to carry out the five-year plan of acquisition.

(3) District hereby requests the Secretary of the Department of Environmental Protection to release from the Water Management Lands Trust Fund the sum of \$982,769.56 for District's expenditures for management, maintenance, and capital improvements of lands previously acquired under Water Management Lands Trust Fund as specifically set forth in the attachments to this resolution.

PASSED AND ADOPTED THIS 8th DAY OF DECEMBER 2009, A.D.

**SUWANNEE RIVER WATER MANAGEMENT DISTRICT
BY ITS GOVERNING BOARD**

MEMBERS OF THE BOARD:

**DON QUINCEY, CHAIRMAN
DAVID FLAGG, VICE CHAIRMAN
GEORGIA JONES, SECRETARY/TREASURER
C. LINDEN DAVIDSON
HEATH DAVIS
JAMES L. FRALEIGH
OLIVER J. LAKE
CARL E. MEESE**

ATTEST:

MANAGEMENT COSTS FOR THE QUARTER ENDED SEPTEMBER 30, 2009

Staff Salaries - Land Acquisition	\$151,298.26
Insurance	\$40,703.36
Retirement	\$16,303.94
FICA	\$12,153.86
TOTAL SALARIES & BENEFITS	\$220,459.42
Other Personal Services	\$12,105.64
Legal services	\$6,901.50
Contractual Services	\$524,604.49
TOTAL OTHER PERSONAL SERVICES	\$543,611.63
Payments In Lieu Of Taxes	\$0.00
Printing & Binding	\$7,010.48
Publication of Notices	(\$1,799.92)
Postage	\$0.00
Meetings	\$0.00
Registrations & Training	\$166.50
Travel	\$754.18
Utilities	(\$802.22)
Communications	\$995.64
Vehicle Maintenance	\$0.00
Facilities Maintenance	\$224.00
Equipment Maintenance	\$1,848.41
Field Supplies	\$37,464.11
Office Supplies	\$0.00
Computer Supplies	\$0.00
Fuel & Lubricants	\$0.00
Maps & Aerials	\$0.00
Books & Documents	\$200.00
Non-Capital Land Improvements	\$0.00
Photographic Supplies	\$0.00
Graphic Arts Supplies	\$0.00
Property & Casualty Ins	\$0.00
Fees & Permits	\$500.00
Other Current Charges	\$0.00
TOTAL EXPENSES	\$46,561.18
Office Equipment	\$0.00
Computer Equipment	\$0.00
Mobile Equipment	\$0.00
Field Equipment	\$0.00
TOTAL OPERATING CAPITAL OUTLAY	\$0.00
Construction	\$0.00
Land Improvements	\$0.00
TOTAL OPERATING CAPITAL OUTLAY	\$0.00
Interagency Expenditures	\$172,137.33
TOTAL INTERAGENCY EXPENDITURES	\$172,137.33
TOTAL MANAGEMENT COSTS	\$982,769.56

PRE-ACQUISITION COSTS FOR THE QUARTER ENDED SEPTEMBER 30, 2009

Staff Salaries - Land Acquisition	\$59,582.80
Insurance	\$14,982.66
Retirement	\$6,039.96
FICA	\$4,433.06
TOTAL SALARIES & BENEFITS	\$85,038.48
Other Personal Services	\$0.00
Legal services	\$21,129.04
Contractual Services	\$70,299.25
TOTAL OTHER PERSONAL SERVICES	\$91,428.29
Printing & Binding	\$0.00
Publication of Notices	\$38.74
Postage	\$0.00
Meetings	\$0.00
Registrations & Training	\$90.00
Travel	\$0.00
Utilities	\$0.00
Communications	\$0.00
Vehicle Maintenance	\$0.00
Facilities Maintenance	\$0.00
Equipment Maintenance	\$0.00
Field Supplies	\$0.00
Office Supplies	\$0.00
Computer Supplies	\$0.00
Fuel & Lubricants	\$0.00
Maps & Aerials	\$0.00
Books & Documents	\$0.00
Non-Capital Land Improvements	\$0.00
Photographic Supplies	\$0.00
Graphic Arts Supplies	\$0.00
Office Support Equipment	\$0.00
Other Commodities	\$0.00
Computer Software	\$0.00
Equipment Rental	\$0.00
Fees & Permits	\$0.00
Other Current Charges	\$0.00
TOTAL EXPENSES	\$128.74
Office Equipment	\$0.00
Mobile Equipment	\$0.00
Field Equipment	\$0.00
TOTAL OPERATING CAPITAL OUTLAY	\$0.00
Land Improvements	\$0.00
TOTAL OPERATING CAPITAL OUTLAY	\$0.00
Interagency Expenditures	\$14,995.00
TOTAL INTERAGENCY EXPENDITURES	\$14,995.00
TOTAL PRE-ACQUISITION COSTS	\$191,590.51

MEMORANDUM

TO: Governing Board

FROM: Charles H. Houder III, Deputy Executive Director 

THRU: David Still, Executive Director 

DATE: November 16, 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 December 8, 2009, Governing Board meeting.

gal
007-00035

PROJECTS UNDER CONTRACT	STATUS
Feagle, A./Bonnet Lake CE Alachua County 445 acres +/-	Governing Board approval for purchase of this conservation easement was granted on July 14, 2009. Survey, environmental baseline inventory and title commitment have been finalized. The option has been extended to November 30, 2009, pending clearing of mineral interests.
APPROVED PROJECTS	STATUS
Chinquapin Farm, LLC Ichetucknee Basin CE Suwannee and Columbia Counties 6,300 acres +/-	This property was approved for detailed assessment on October 13, 2009. Work has begun on the conservation easement document. An appraisal site visit has been conducted, and appraisals are under way. Pending Governing Board approval on December 8, closing will take place by December 31, 2009.
Dixie County/Guaranto Springs Addition 17 acres and 0.7 acres	These properties were approved for detailed assessment on April 14, 2009. These properties are on the December 8 Governing Board agenda for acquisition.
Guerry, Brian Surplus Property Exchange Columbia County	Governing Board approval to begin discussions with the Guerry family was given on October 13, 2009. Staff will share conservation easement documents with Mr. Guerry and have started discussions on properties for an exchange proposal.
Jackson, Kevin & Patrice/ Jackson CE Lafayette County 150 acres +/-	This property was approved for detailed assessment on May 14, 2009. Title work and appraisal reports have been received. Appraisal review is in process.
Limited Access Properties Inc./ Gilchrist Regional Well Field Gilchrist County 125 acres +/-	This property was approved for detailed assessment on April 14, 2009. Title work and appraisal reports have been received. Final appraisal review is pending additional information from the appraisers.
Moore, Carol Hinton Landing Addition Dixie County 0.5-acre lot	This property is offered as a small parcel addition to District lands. Staff has requested bids for appraisal and expects to have the property valued by the end of December for further negotiations.
N.G. Wade Investment Co./ Gilchrist Regional Wellfield Gilchrist County 105 acres +/-	This property was approved for detailed assessment on May 14, 2009. Title work and appraisal reports have been received. Final appraisal review is pending additional information from the appraisers.

Osceola Land & Timber/ Santa Fe CE Alachua County 451 acres +/-	The Alachua County Forever program has agreed to be a 25% purchase partner in the project. Appraisals and timber valuation were done in March 2009, and an independent appraisal review has been completed. An appraisal update is underway and will be due November 30, 2009.
Santa Fe River Hammock LLC/ Santa Fe River Hammock CE Bradford County 176 acres +/-	Approval for detailed assessment was given on May 14, 2009. Title review and abstract is complete. Terms of a conservation easement have been agreed to with the landowner, and legal counsel has finalized the conservation easement document.
Suwannee River Development LLC/Ace Ranch CE Lafayette County 694 acres +/-	On April 14, 2009, this property was approved for detailed assessment of a conservation easement. Staff and owners have agreed on the easement document. The appraisal reports have been submitted and are currently under final review.
Taylor, Gary & Peggy/Gilchrist Regional Well Field Gilchrist County 260 acres +/-	This property was approved for detailed assessment on April 14, 2009. Title work and appraisal reports have been received. Final appraisal review is pending additional information from the appraisers.

MEMORANDUM

TO: Governing Board
FROM: Charles H. Houder III, Deputy Executive Director *CHA*
THRU: David Still, Executive Director *DS*
DATE: November 17, 2009
RE: Land Management Activity Report

LAND MANAGEMENT ADMINISTRATION

Terry Demott attended the October 30 ribbon cutting for the Newberry Sports Complex. The District has a conservation easement on the 40 acres on which some of the complex is located.

A Best Management Practices document for cultural and historical resources found on District lands has been completed by preservation consultant Marsha Chance and District staff. The document will be incorporated into the District Land Management Plan.

The Lake City Community College Forestry Technician class met at the District's Woods Ferry Tract on October 19. Terry Demott led the class in a ½-day practical exercise on forest and recreation management with particular emphasis on forestry best management practices.

FACILITY MANAGEMENT

Clean up of a sinkhole at Otter Springs was completed. 132 tons of garbage were removed and hauled to the Suwannee County landfill for disposal.

District staff, Otter Springs staff and Current Problems coordinating a cleanup at Otter Springs Park and Campground. Approximately 250 volunteers picked up litter from the river flood plain and along 70th Street adjacent to the park, and a dive crew removed rip-rap bags from the spring. Approximately 8,000 lbs of material were removed from the area.

Work continues on improving roads on Jones Mill Creek public use roads. Roads are being capped with limerock to provide better access to fishermen and hunters. One road was improved to facilitate timber harvest in the next two years.

STREAMBANK AND WETLAND RESTORATION

Five additional ditch blocks were installed in the South Canal at Steinhatchee Springs to slow discharge into the Steinhatchee River. This brings the total to nine ditch blocks between CR 357 and the Steinhatchee River.

REAL PROPERTY INTERESTS

Three conservation easements were inspected in the past month: the Usher and McEnany easements in Levy County and the Hale/McDaniel easement in Columbia County. Nothing contrary to the terms of the easement was found on any of the properties.

VISITOR MANAGEMENT

Hunting season is now open on all Wildlife Management Areas (WMA) open during general gun season. Several of the WMAs are primitive weapons hunting only.

Edwin McCook attended the Adaptive Paddling Trails Workshop held at Wakulla Springs State Park November 12 and 13. This workshop was sponsored by the Office of Greenways and Trails.

The table below shows Special Use Authorizations issued during the last month:

Recreation	Temporary Ingress & Egress	Mallory Swamp ATV Trail	R. O. Ranch	Goose Pasture Camping	Other	Total
11	3	0	30	0	2	46

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: October 14, 2009

RE: R. O. Ranch Equestrian Park Monthly Activity Report

The R.O. Ranch Board of Directors held their regularly scheduled monthly meeting on November 5 with Chairman Heath Davis presiding. One member of the public was in attendance. The meeting was held at the house previously occupied by the ranch manager. With the manager's position closed, the Board wanted to review the possibility of generating income by renting the house to the public by the week or for receptions. Staff presented a landscaping plan that would improve the public's use of the facility for either activity. The Board agreed to move forward with the plan.

McInnis Construction is continuing to make great progress on the visitor center. Framing of the building is nearly complete, and the large timber frame trusses are in place.

Staff will open bids for the campground bathhouse on Wednesday, November 18. Plans for the bathhouse were obtained from Florida State Parks, which built a very similar structure two years ago at the Suwannee River State Park. Contractors from as far as Fort Pierce have called about the project. Staff issued an addendum on November 11 to answer questions submitted by the contractors.

Power lines are scheduled to be installed in December. Staff met with Suwannee Valley Electric about relocating a portion of these lines to facilitate traffic around the park's maintenance building. The right-of-way has been remarked, and clearing should start this week.

The District's inmate crew spent several days removing sesbania, a Category II invasive weed, from Mallory Swamp. Staff found several infestations of plant and coordinated with the crew to remove the plant by hand since there isn't an effective herbicide for this weed. The crew also bleached and cleaned the former manager's residence at the Ranch.

gal