

MEMORANDUM

TO: Governing Board
FROM: Terry E. Demott, Senior Land Resource Coordinator
THRU: David Still, Executive Director
Joe Flanagan, Director of Land Acquisition and Management
DATE: May 27, 2010
SUBJECT: Declaration of Surplus Properties



RECOMMENDATION

Staff recommends the Governing Board declare surplus 12 parcels no longer needed for conservation purposes. This action will also authorize staff to conduct appraisals on the properties, contract with qualified real estate brokers for marketing the properties and contract with qualified surveyors if the need arises to prepare legal descriptions.

BACKGROUND

As part of the District's effort to dispose of property not needed for conservation purposes, 12 tracts have been selected for surplus. Three of the tracts are larger parcels, ranging from 42 to 120 acres and were purchased with Preservation 2000 Bond Funds. The remaining nine are small lots that were purchased with Water Management Lands Trust Funds.

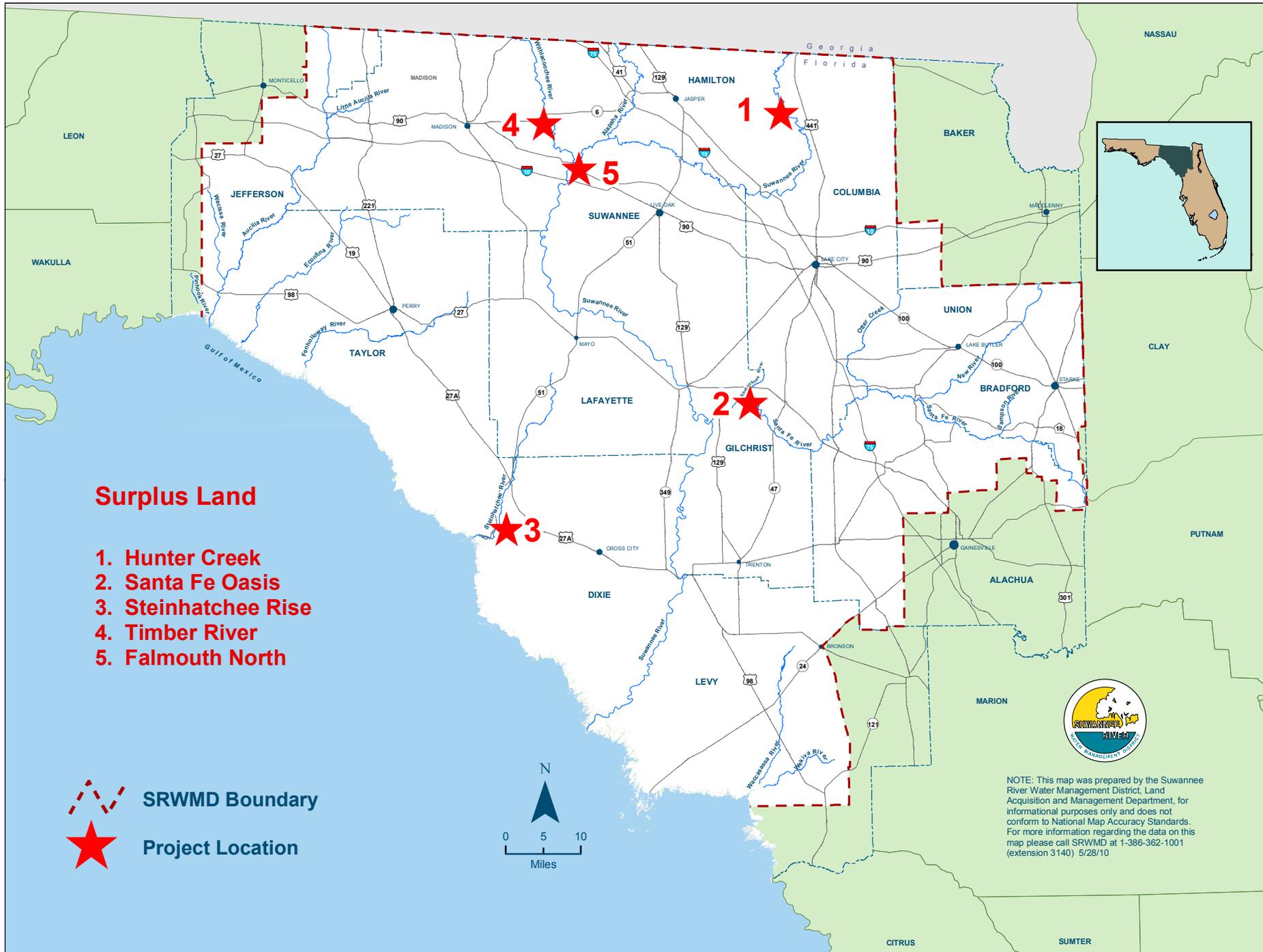
The Steinhatchee Rise, Santa Fe Oasis and Hunter Creek tracts have been thoroughly examined by the Governing Board's Lands Committee: Carl Meece, David Flagg and Ray Curtis. At the committee's direction it is staff recommendation that each of these tracts be prepared for sale. After successful negotiations, the Governing Board will have the opportunity to review and approve each sale as acceptable offers are received.

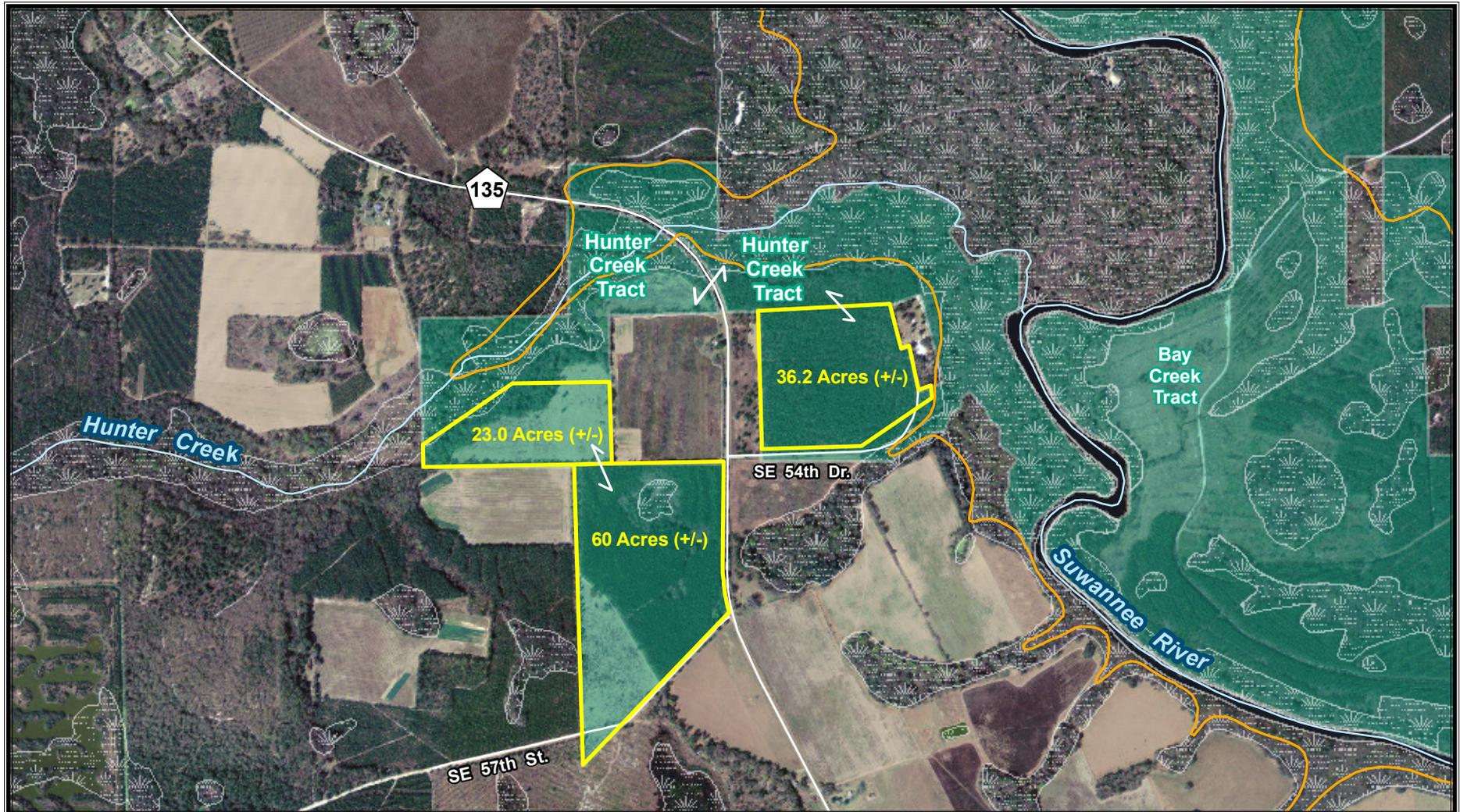
Declaration of Surplus Properties
 May 27, 2010
 Page 2

Surplus Lands Group 3						
Tract #	Tract Name	Acres +/-	County	Zoning	Tract Divisions	Appraisal Assignment
1	Hunter Creek	120	Hamilton	ESA 2 - 1/10 AG4 - 1/5	None	Fee Simple and CE
2	Santa Fe Oasis	110	Gilchrist	A2 - 1/5	None	Fee Simple and CE
3	Steinhatchee Rise	42	Dixie	A3 - 1/10	None	Fee Simple
4	Timber River	1.15	Madison	Residential	None	Fee Simple
5	Falmouth North (8 lots)	6.47	Suwannee	Residential	Eight	Fee Simple

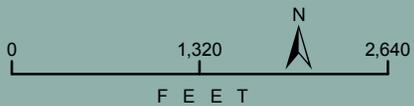
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cc: Charlie Houser
 enclosures
 Land Sales Group 3





-  Surplus Land
-  10 Year Floodplain
-  SRWMD Fee Land
-  Wetlands

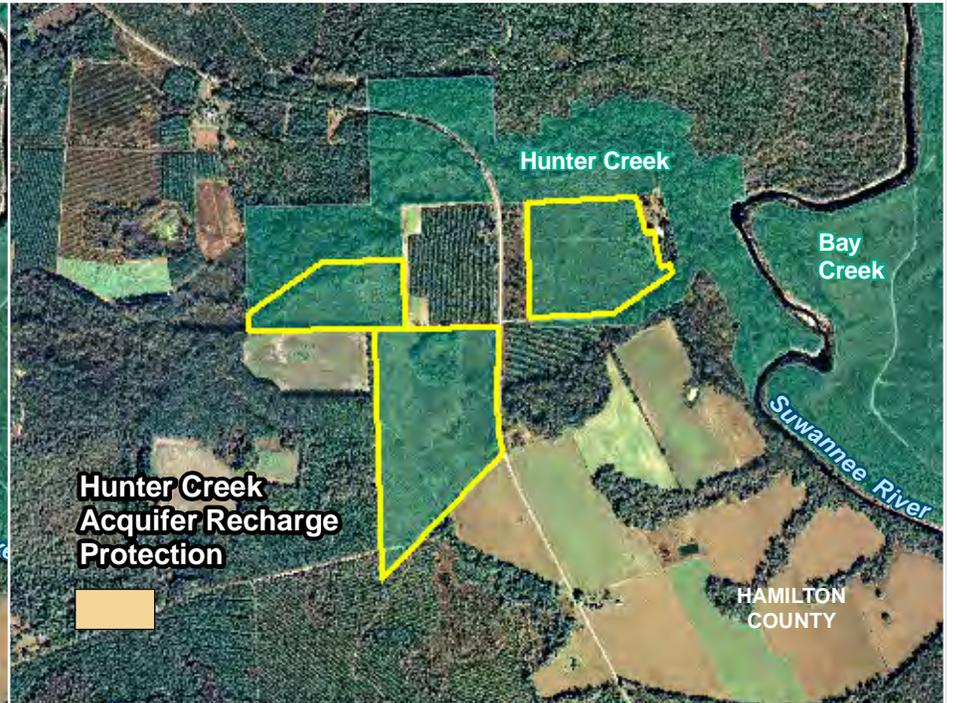
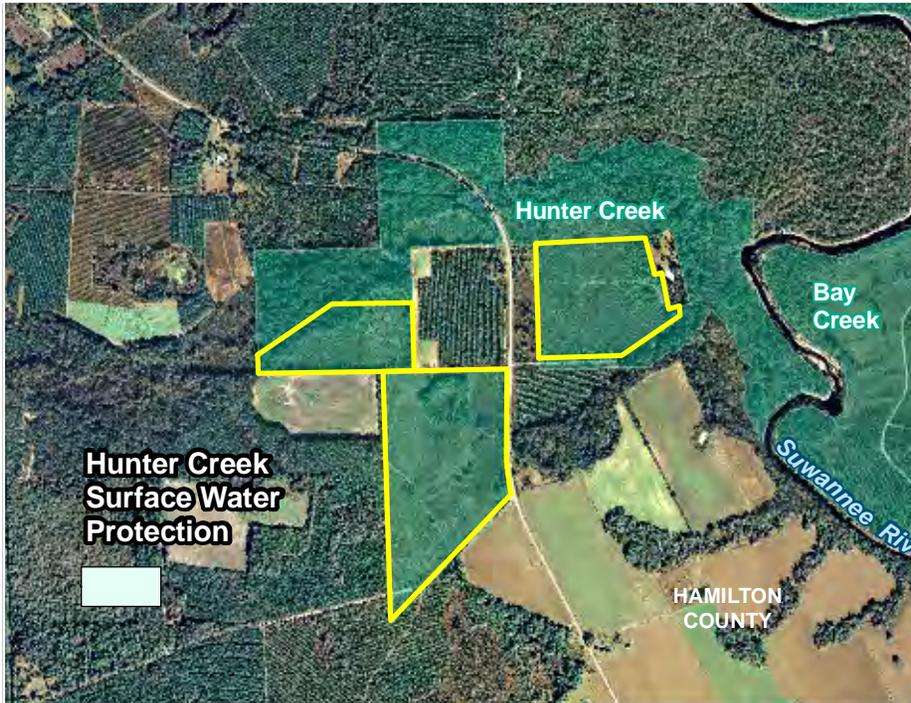
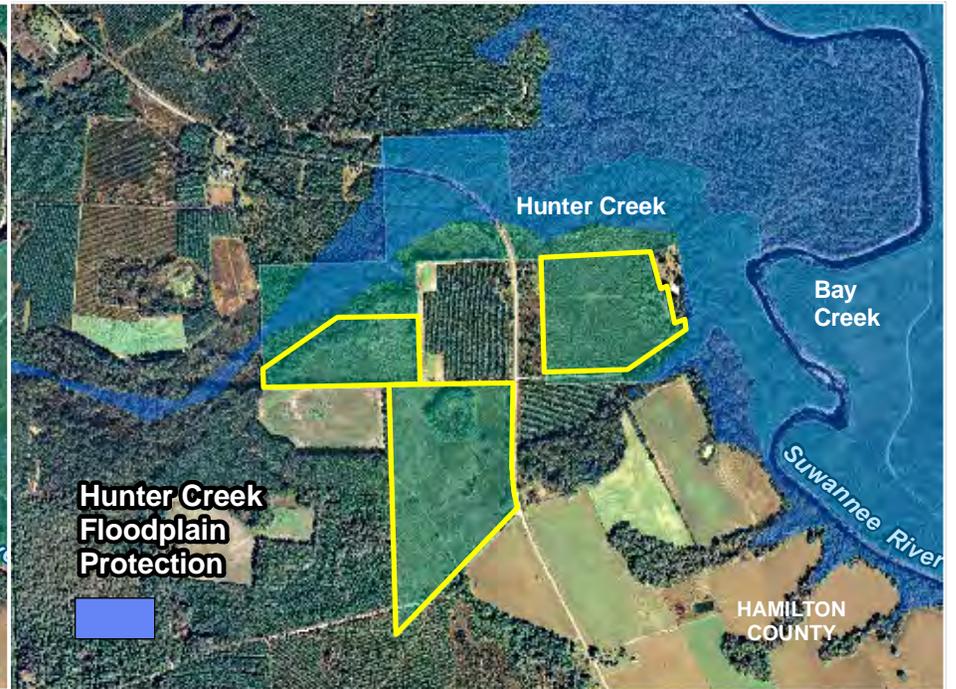
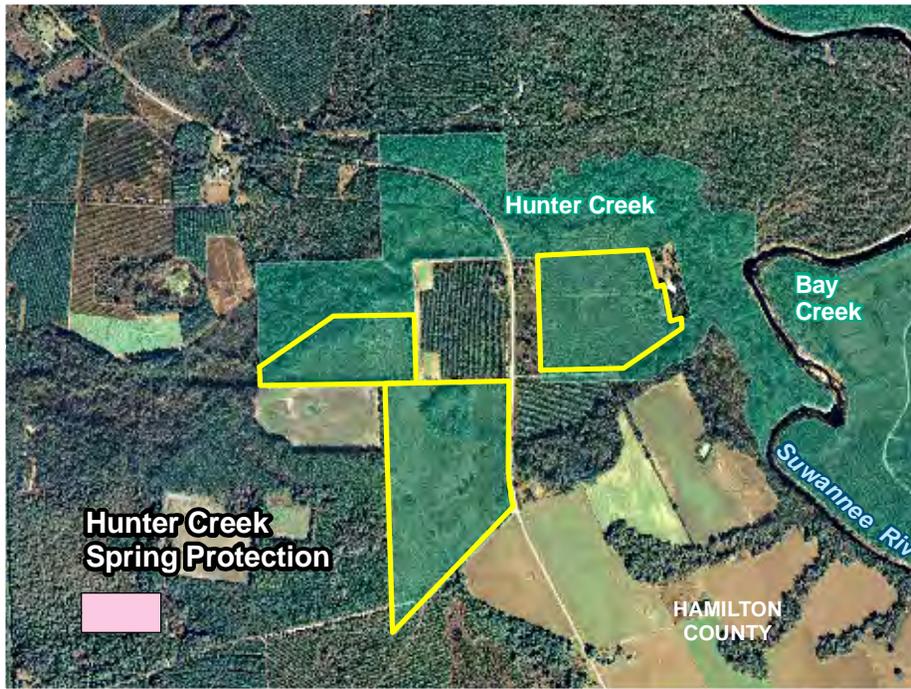


Surplus Lands Hunter Creek Hamilton County, FL



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. Hamilton 2007 NC 1FT Imagery.

PM: TD
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PD: 05/14/2010

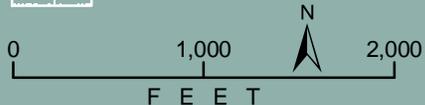








-  Surplus Land
-  10 Year Floodplain
-  SRWMD Fee Land
-  Wetlands

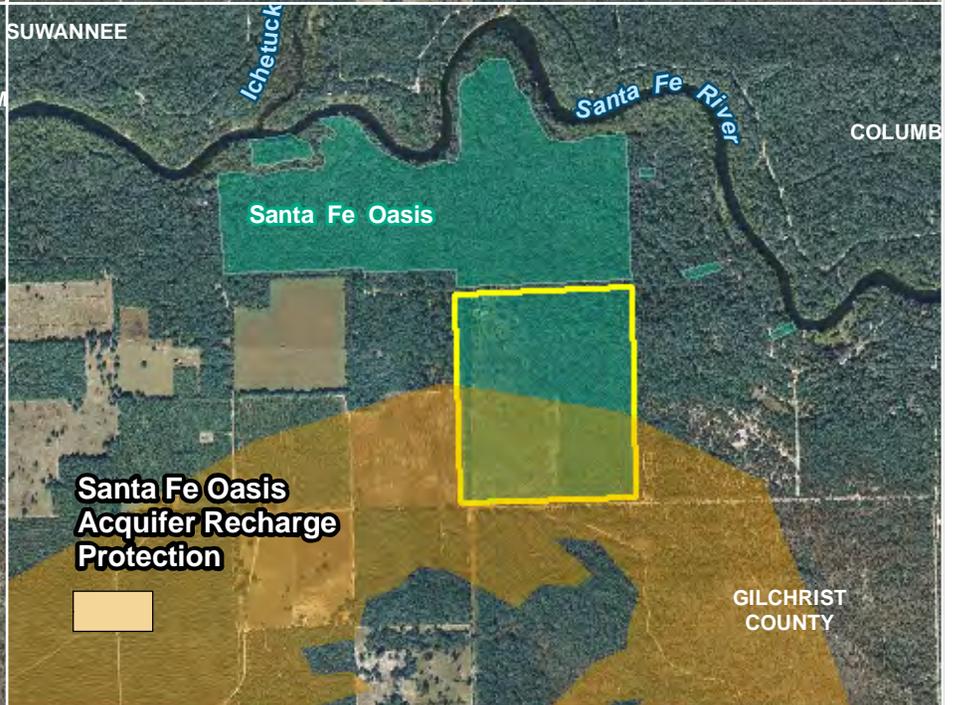
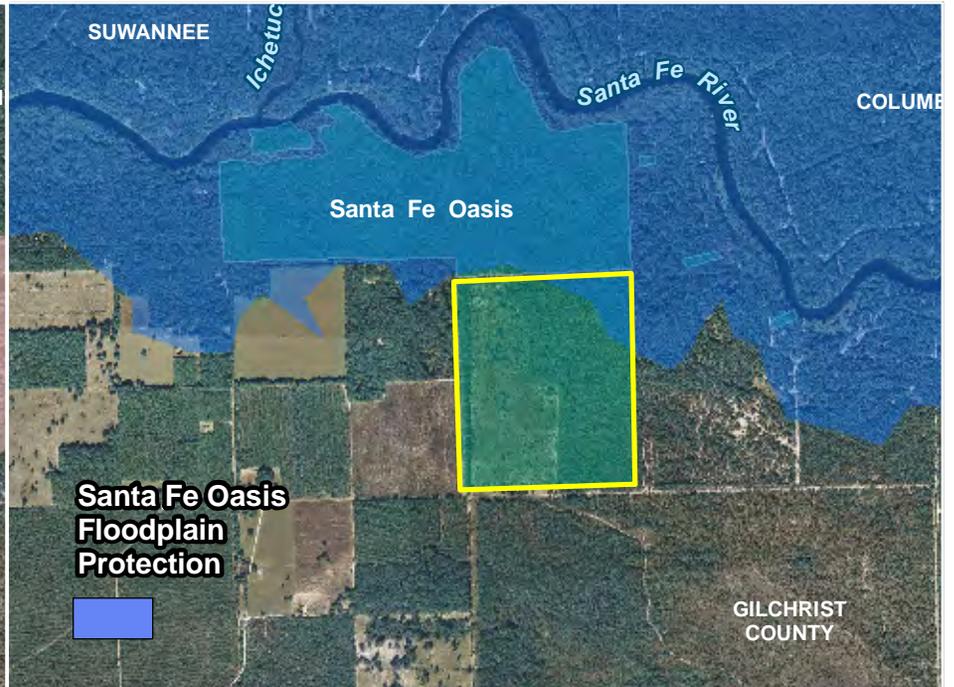
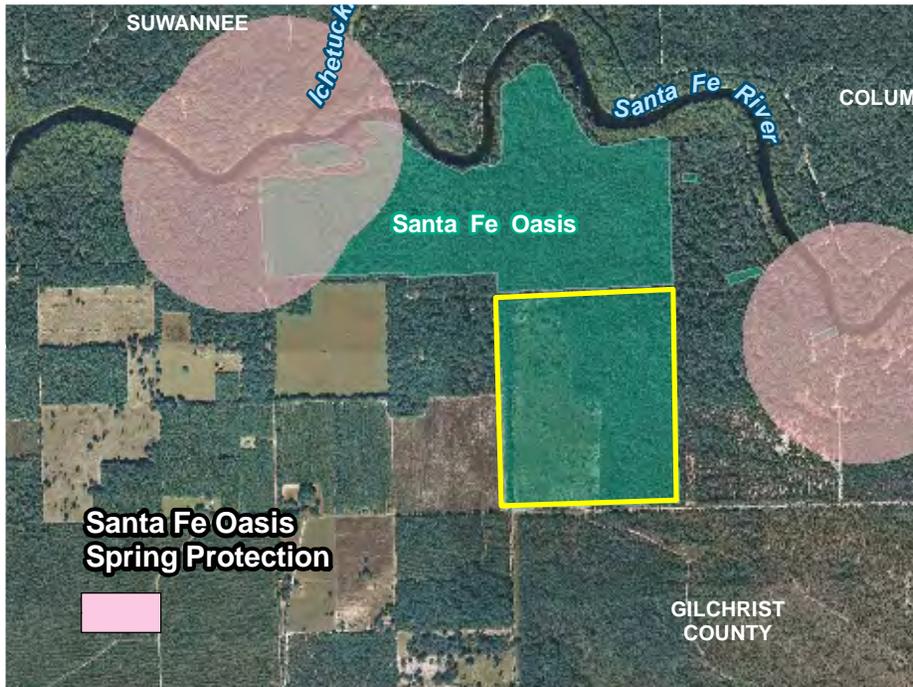


Surplus Lands Santa Fe Oasis Gilchrist County, FL



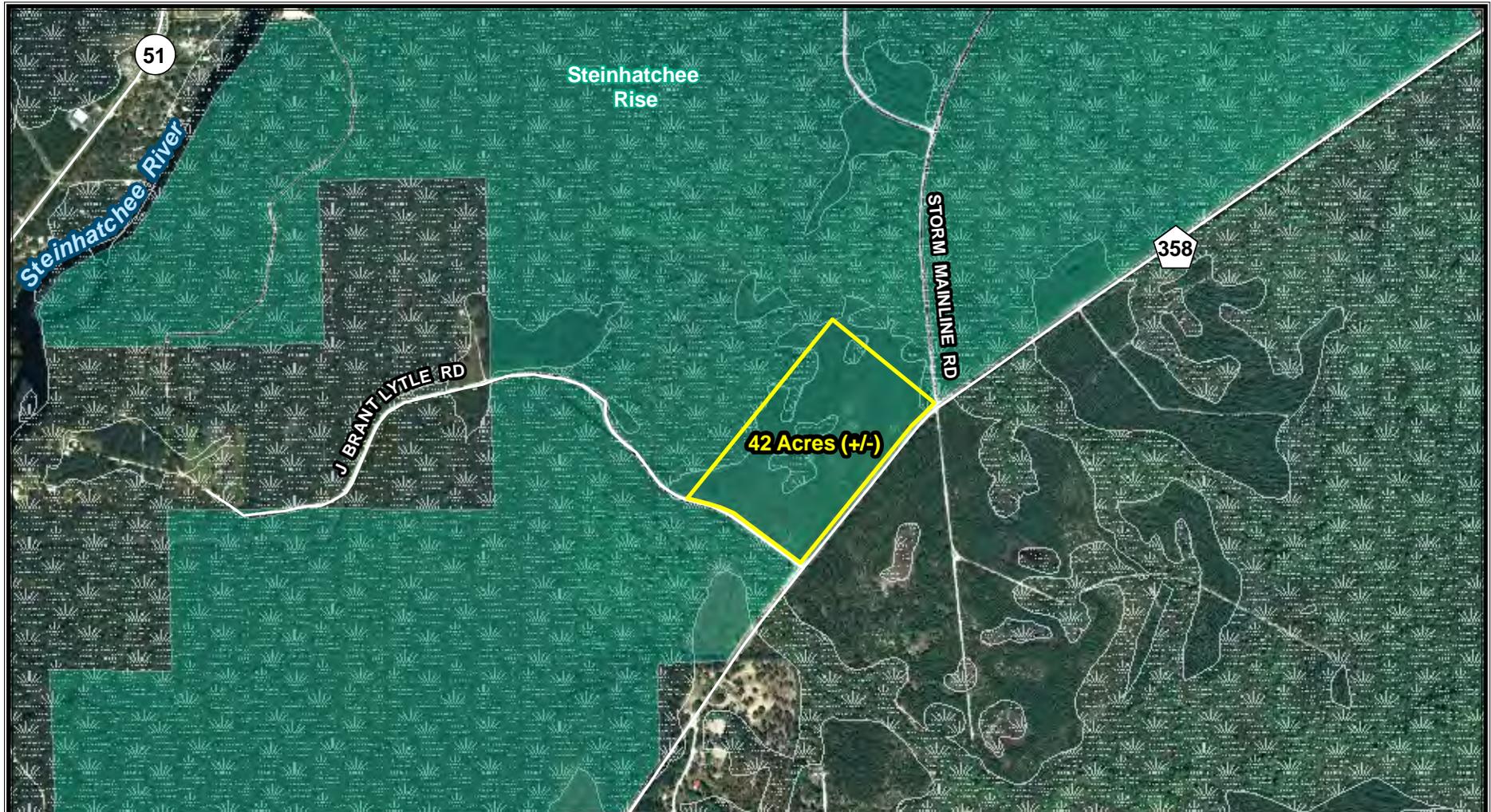
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-  Surplus Land
-  10 Year Floodplain / NA
-  SRWMD Fee Land
-  Wetlands

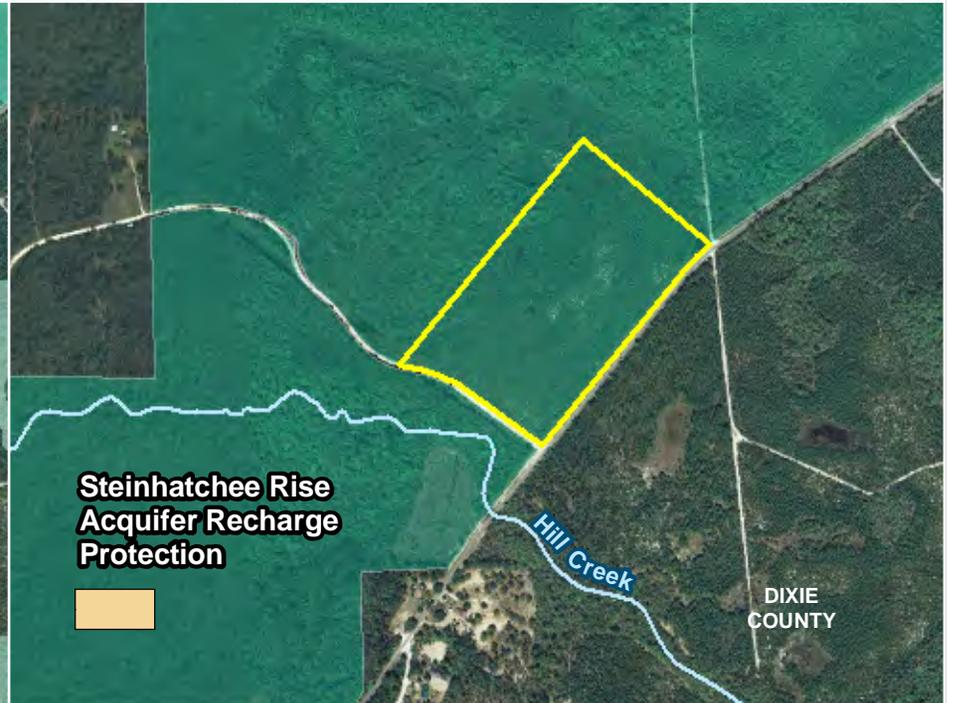
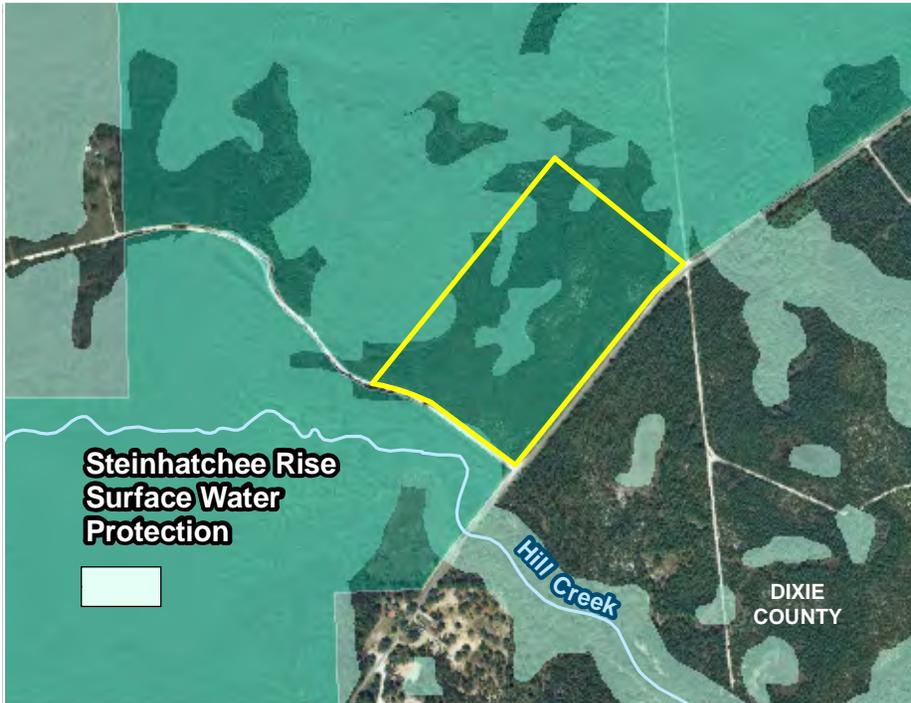
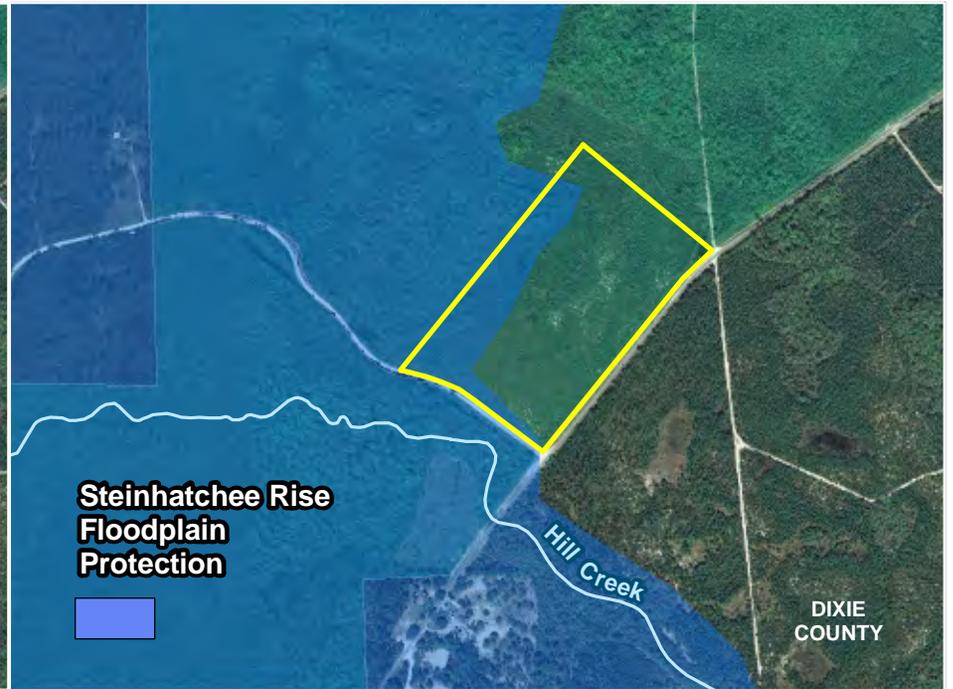
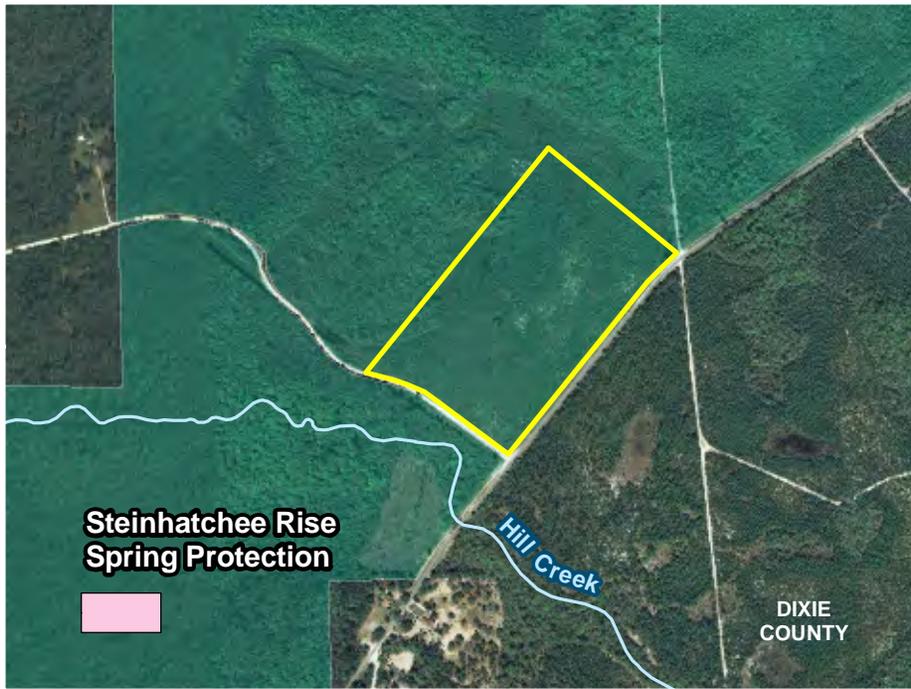


Surplus Lands Steinhatchee Rise Dixie County, FL



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PM, TD
GIS, GBH
PD: 05/14/2010









-  Surplus Land
-  10 Year Floodplain
-  SRWMD Fee Land
-  Wetlands - 0%

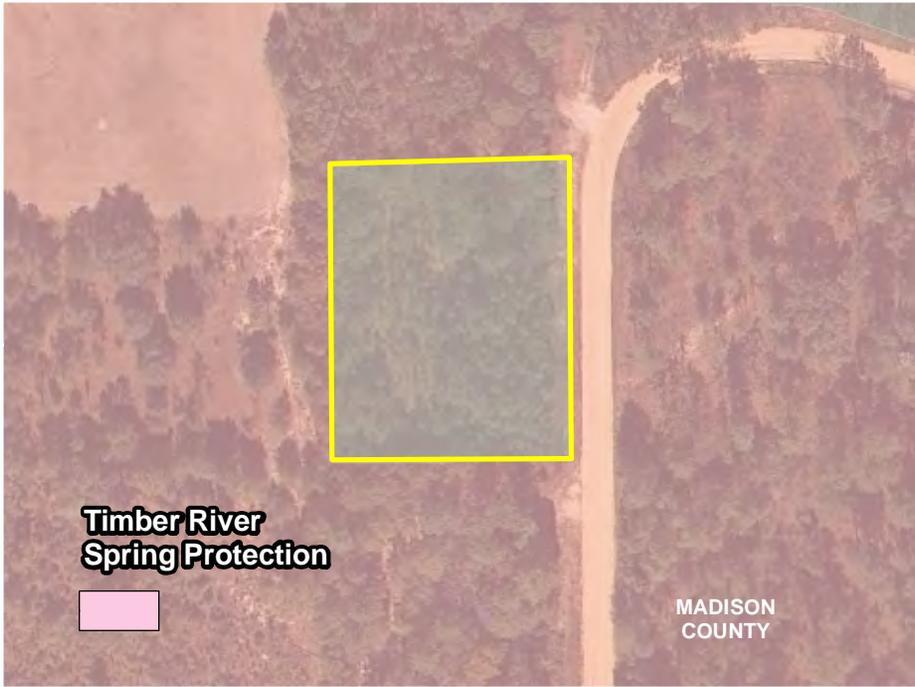


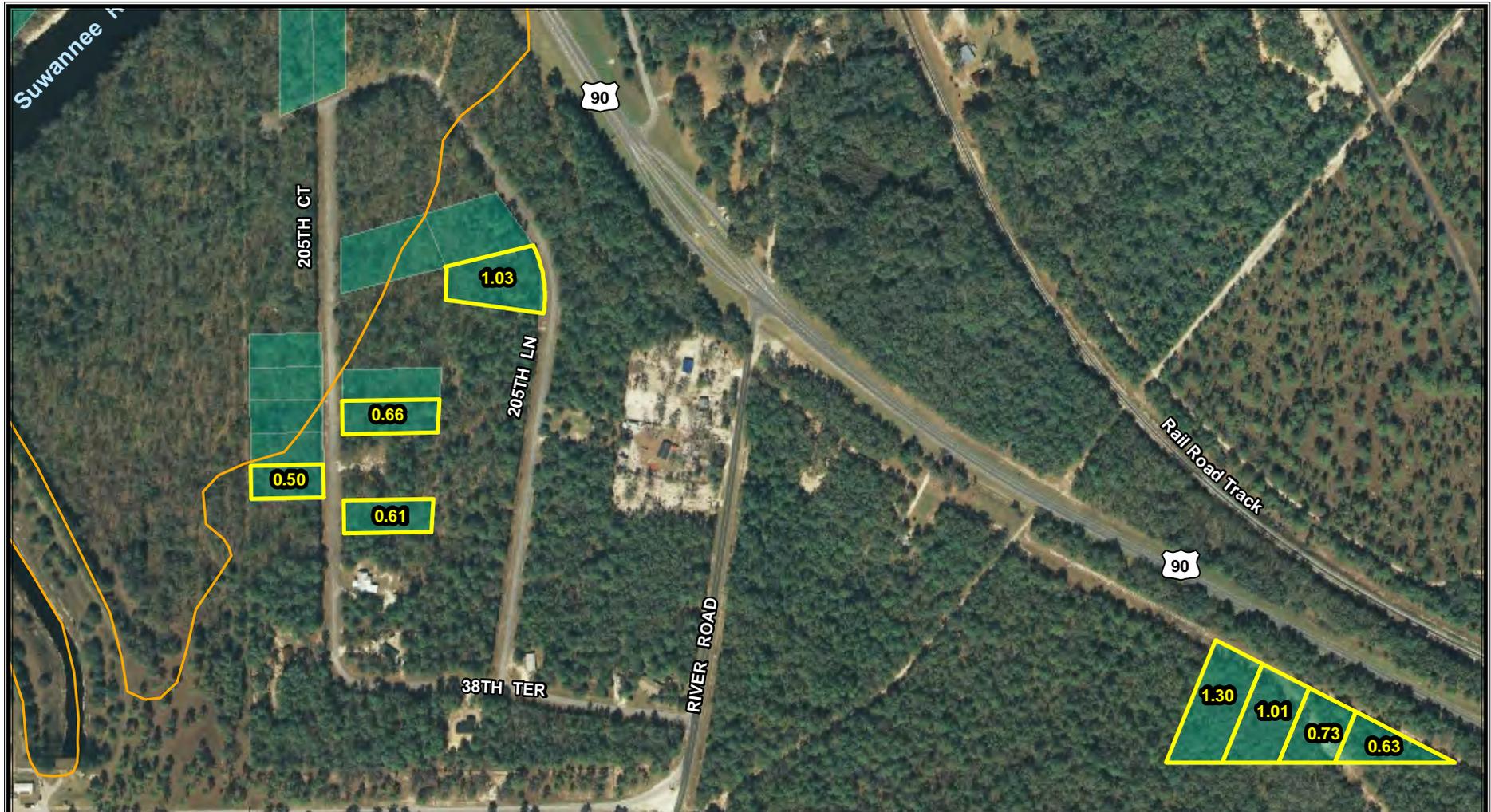
Surplus Lands Timber River Madison County, FL



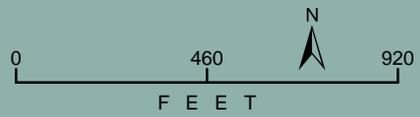
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-  Surplus Land - 6.47 Acres (+/-)
-  10 Year Floodplain
-  SRWMD Fee Land
-  Wetlands - 0%

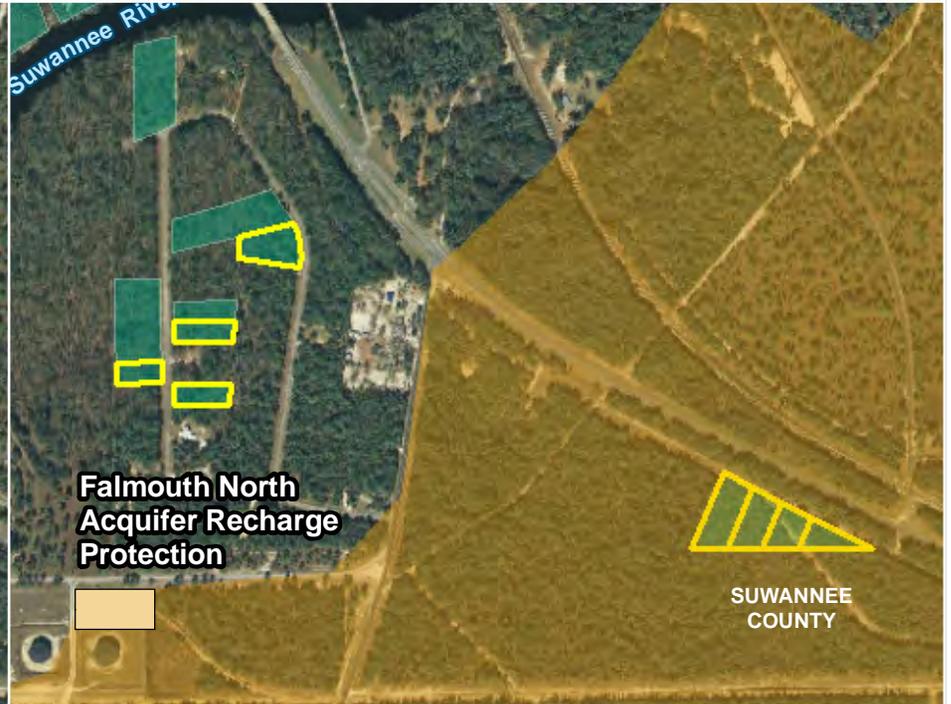
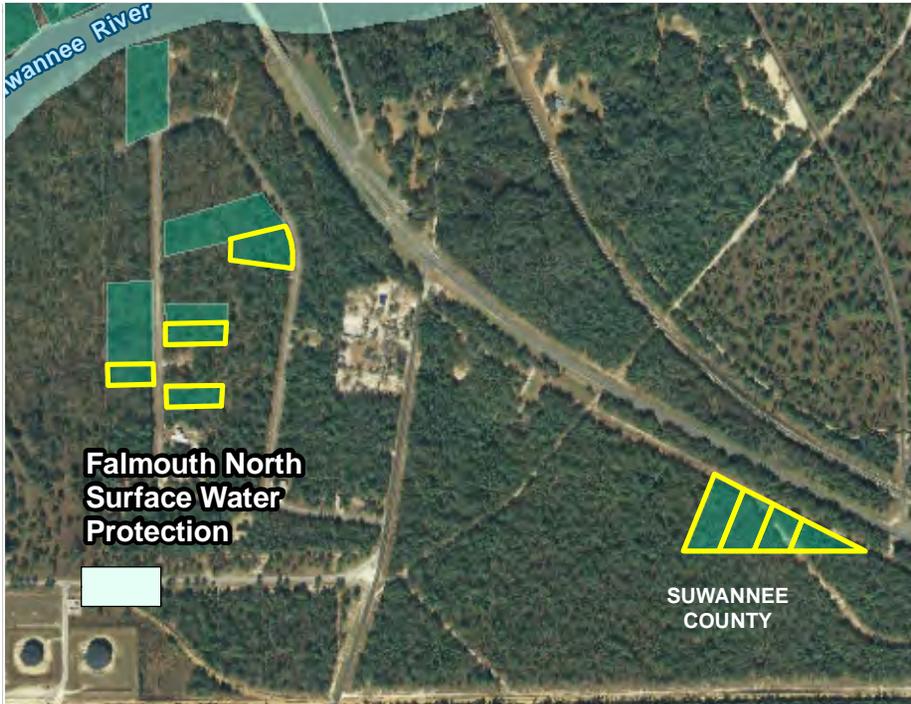
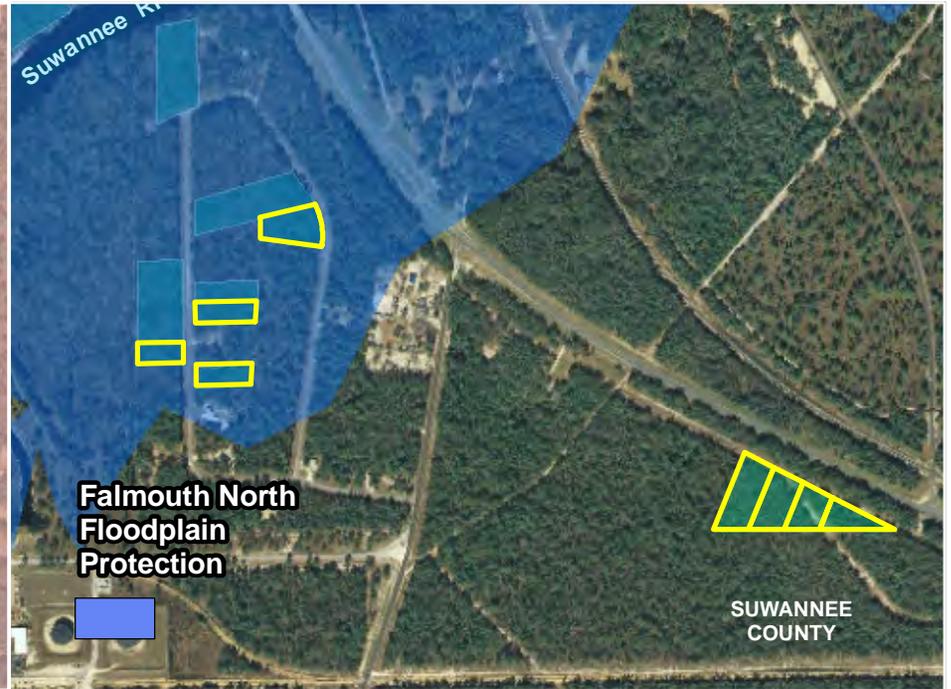
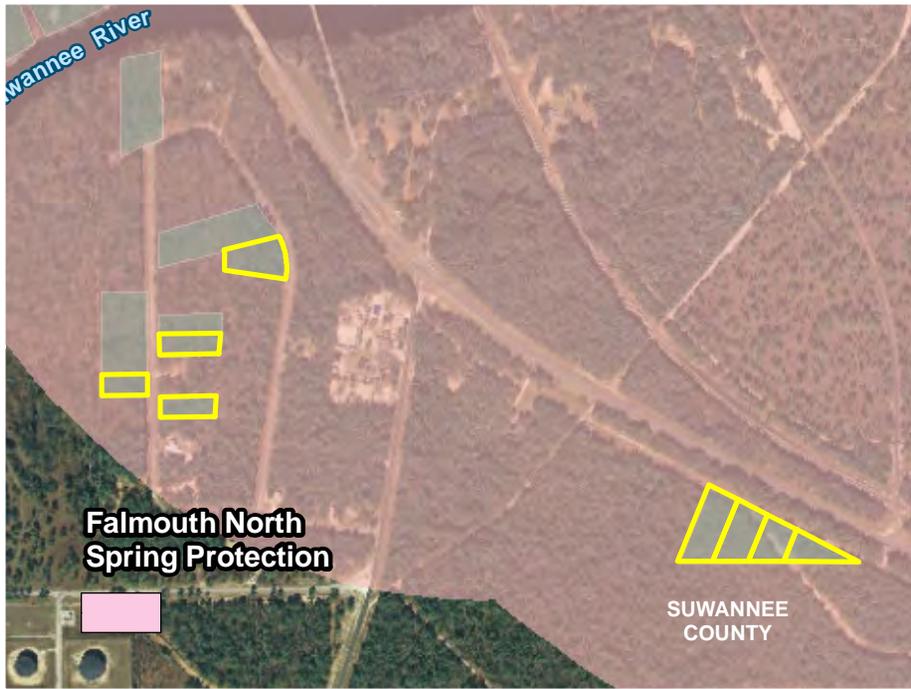


Surplus Lands Falmouth North Suwannee County, FL



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PD: 05/14/2010





MEMORANDUM

TO: Governing Board
FROM: Terry E. Demott, Senior Land Resource Coordinator
THRU: David Still, Executive Director
Joe Flanagan, Director of Land Acquisition and Management
DATE: June 3, 2010
SUBJECT: Real Estate Broker Services

RECOMMENDATION

Staff recommends approving Douglas W. King of Jim King Realty Inc., Roger Lovelady of Westfield Realty Group, Ronnie Poole of Poole Realty Inc. and Baynard J. Ward of Daniel Crapps Agency Inc. to provide real estate broker services for the sale of District lands.

BACKGROUND

As part of the District's effort to dispose of property, a request for proposals for Real Estate Broker Services was advertised on the District's website. Four proposals were received by the June 2, 2010, deadline and the Selection Committee met on June 3 to review and rank the proposals. All four brokers were found to be qualified, and individual listings would be awarded based on geographic location.

gal

MEMORANDUM

TO: Governing Board
FROM: Brian Kauffman, Facilities Director
THRU: David Still, Executive Director DS
Joe Flanagan, Director of Land Acquisition and Management JF
DATE: May 10, 2010
RE: Contract with Suwannee Valley Electric Cooperative

RECOMMENDATION

Staff recommends the Governing Board authorize the Executive Director to execute a contract with Suwannee Valley Electric Cooperative to build a power transmission line for the R. O. Ranch campground at a cost not to exceed \$27,600.

BACKGROUND

A new power transmission line is required to bring electrical power in and around the R.O. Ranch campground. Under this contract, Suwannee Valley Electric Cooperative will install 900 feet of overhead wire, 2,000 feet of underground wire, and four pad mount transformers. The campground is scheduled for completion during the fall of 2010.

Funding for this contract is included in the FY 2009 budget under account code 13-5-924-6-3100-90-90-000.

gal
cc: Charlie Houder
08/09-007

MEMORANDUM

TO: Governing Board

FROM: Terry Demott, Sr. Land Resource Coordinator 

THRU: David Still, Executive Director 
Joe Flanagan, Director of Land Acquisition and Management 

DATE: May 13, 2010

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 8, 2010, Governing Board meeting.

gal
cc: Charlie Houder
007-00035

PROJECTS UNDER CONTRACT	STATUS
Jackson, Kevin & Patrice/ Jackson CE Lafayette County 150 acres +/-	This property was approved for purchase on April 13, 2010. Survey and environmental audit have begun. Closing is scheduled to take place by June 30, 2010.
N.G. Wade Investment Co./ Gilchrist Regional Wellfield Gilchrist County 105 acres +/-	This property was approved for acquisition on April 13, 2010. Survey and environmental audit have begun. Closing is to take place by July 31, 2010.
Osceola Land & Timber/ Santa Fe CE Alachua County 463 acres +/-	This property was approved for purchase on April 13, 2010. The Alachua County Board of County Commissioners approved the joint purchase on April 27, 2010. A survey firm has been selected, and the commitment to insure title is being reviewed.
APPROVED PROJECTS	STATUS
Guerry, Brian Surplus Property Exchange Columbia County	Review appraiser Michael Candler has reconciled divergent values, and the final appraisals were accepted on May 13, 2010.
Sante Fe River Hammock LLC/ Santa Fe River Hammock CE Bradford County 167 acres +/-	Terms of a conservation easement have been agreed to with the landowner, and legal counsel has finalized the conservation easement document. A confidential offer authorization is being forwarded to the Governing Board.

MEMORANDUM

TO: Governing Board
FROM: Bob Heeke, Senior Land Resources Manager
THRU: David Still, Executive Director
Joe Flanagan, Director of Land Acquisition and Management 
DATE: May 13, 2010
SUBJECT: Land Management Activity Report

REAL PROPERTY MANAGEMENT

Appraisal tour for Surplus Lands Sale Group 1 took place on May 13, with reports scheduled to be submitted for review within 30 days. Group 2 properties were approved for surplus on May 13. Staff will develop conservation easements and request appraisal bids by May 28.

Annual reviews of the following conservation easements were conducted. All areas were found to be in compliance with the conservation easement documents.

- Bailey Brothers conservation easement in Dixie County,
- City of Newberry conservation easement in Alachua County, and
- Dixie Plantation conservation easement in Jefferson County.

LAND MANAGEMENT INFORMATION SYSTEM

A Land Management Review Team meeting was conducted April 21, with over 20 members of the public attending. Representatives from the University of Florida, the Florida Trail Association, and the Jefferson Soil and Water Board were in attendance, as well as the Three Rivers Chapter of Florida Audubon. Personnel from several state agencies including Fish and Wildlife Conservation Commission, FDACS/Division of Forestry, and Department of Environmental Protection also attended. Comments will be assembled and presented to the Board at a later date.

FOREST MANAGEMENT

As part of the rare species monitoring project, staff visited and confirmed the presence of hooded pitcher plants (state listed Threatened) on 3 District tracts and Florida and Sandhill Spiny Pod (both state listed Endangered) on 13 District tracts.

Staff surveyed and treated Chinese Tallow, Japanese Climbing Fern and Mimosa on District lands, all of which are listed as FLEPPC Category 1 plants.

VISITOR MANAGEMENT

District staff and contractors have finished upgrades to the Walker and Ruth Springs Tracts. These upgrades included replacing cables with gates and placing barriers on abandoned roads.

Suwannee Bicycle Association held their annual Suwannee Bicycle Festival on April 30- May 2, with over 150 participants. The off-road participants rode trails on the White Springs, Gar Pond, Little Shoals and Big Shoals Tracts.

Edwin McCook met with the Bike Club Coordination Group to discuss maintenance on the trails on Big Shoals Public Lands. Edwin also attended the Suwannee Bicycle Association's quarterly board of directors meeting.

Edwin McCook attended the Interdistrict Recreation Group meeting, which was hosted by Southwest Florida Water Management District at the McGregor-Smith Boy Scout Camp.

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

Recreation	Temporary Ingress & Egress	Mallory Swamp ATV Trail	RO Ranch	Goose Pasture Camping	Total
13	0	2	0	30	45

PRESCRIBED FIRE MANAGEMENT

Summary Table FY 2010

	2010 Target Acres	Acres Complete
SRWMD	8,500	10,591
DOF TRSF	2,000	3,812
TOTAL	10,500	14,403

Contractors conducting prescribed burns on Suwannee River Water Management District (District) lands this year include: B&B Dugger (B&BD), Natural Resources Planning Service (NRPS), The Forestry Company (TFC) and Wildland Fire Services (WFS). Also included are the acres The Florida Division of Forestry burns on Twin Rivers State Forest (DOF TRSF). The Florida Division of Forestry (DOF COOP) will

also provide additional crews to burn on District tracts and Twin Rivers State Forest. District staff will also be conducting burns when possible.

Activity Table (April 2010)

		WFS	NRPS	TFC	B&BD	SRWMD STAFF	DOF COOP	DOF TRSF	Total Acres
TRACT	COUNTY								
Cabbage Creek	Taylor			51					51
Adams	Lafayette		101						101
Manatee Springs	Levy		25						25
Little River	Suwannee		297						297
<i>Sub-total for Period</i>		0	423	51	0	0	0	0	474
<i>Previous Acres Burned</i>		4,559	1827	1171	2004	0	1,715	2,653	13,929
FY 2010 Total Acres		4,559	2,250	1,222	2,004	0	1,715	2,653	14,403

In April growing season burns were conducted on sandy, upland sites to help promote the growth of grasses and forbs and inhibit hardwood encroachment. Burns were also implemented on clear-cut areas to help prepare the sites for upcoming planting.

Contractors have finalized plans for conducting aerial burns in Mallory Swamp and will start operations as soon as conditions dry out.

gal
cc: Charlie Houder

MEMORANDUM

TO: Governing Board
FROM: Brian Kauffman, Facilities Director BCK
THRU: David Still, Executive Director DS
Joe Flanagan, Director of Land Acquisition and Management JF
DATE: May 11, 2010
RE: R. O. Ranch Equestrian Park Monthly Activity Report

In lieu of their regular scheduled meeting, the R. O. Ranch Board of Directors attended a joint workshop with the Governing Board in Cedar Key on May 13. Staff gave a brief overview of the project, and business consultant Tom Harper facilitated discussions regarding the development of a business plan for the park to make it a sustainable enterprise.

Staff met on April 29 with Steve Baker, Director of Business Development with American Tower Incorporate, to discuss their cell tower proposal. During the meeting, Mr. Baker said his proposal was to obtain a 20-year marketing agreement over all District property, not just the Steinhatchee Tract. Negotiations will continue to determine whether his proposal is in the best interest of the District.

Staff received a final set of electrical distribution plans for the campground from URS on April 20. A Request for Bid (RFB) was developed and sent to the District's legal counsel for review. The RFB is scheduled to advertise on June 1, and bids will be due June 30. In a related matter, staff received a price from Suwannee Valley Electric Cooperative to install the incoming power transmission lines to the campground. A memo requesting Governing Board approval to contract with Suwannee Valley is included in the June board package.

The District mobilized Keen Forest Management the third week of April to finish the retention ponds and site work at the park. Conditions were improving, and staff was planning for the historically dry month of May to finish the site work and install the large aluminum culverts. Unfortunately, heavy rains and creek flooding returned to Lafayette County the fourth week of April. With over nine inches of rainfall, Lafayette County received more rain than anywhere else in the District.

The District's inmate crew worked several days this month at the District's office in Live Oak. They maintained the landscaping around the office and installed a ceiling in the file storage room. At the park, the inmate crew assembled the large aluminum arched culverts and bent rebar. The plan is to preassemble the culverts and then move them to the stream crossings when the floodwater recedes.

gal
cc: Charlie Houder
023-00010