

Suwannee River Water Management District

Governing Board Materials

Land Acquisition and Management

The following materials have been reviewed and approved for distribution to the Governing Board and the public.

Director of Land Acquisition
and Management

Assistant Executive Director

Executive Director

MEMORANDUM

TO: Governing Board

FROM: Terry E. Demott, Senior Land Resource Coordinator

DATE: November 10, 2010

RE: Resolution 2010-23 Authorizing the Conveyance of 741 acres +/- in the District's Sandlin Bay Tract, Columbia County, Florida, to the United States Government, United States Department of Agriculture Forest Service

RECOMMENDATION

Subject to public comment that may be received, staff recommends approval and execution of Resolution 2010-23 and authorizing the Chairman and Secretary to execute closing documents for the conveyance of 741 acres ± in the District's Sandlin Bay Tract, Columbia County, Florida, to the United States Government, United States Department of Agriculture Forest Service, National Forests in Florida (USDA FS).

BACKGROUND

Section 373.056(4), Florida Statutes, allows the conveyance of District lands to other units of government including the United States Government. In accordance with this Section, the Governing Board is being asked to convey 741 acres +/- to the USDA FS.

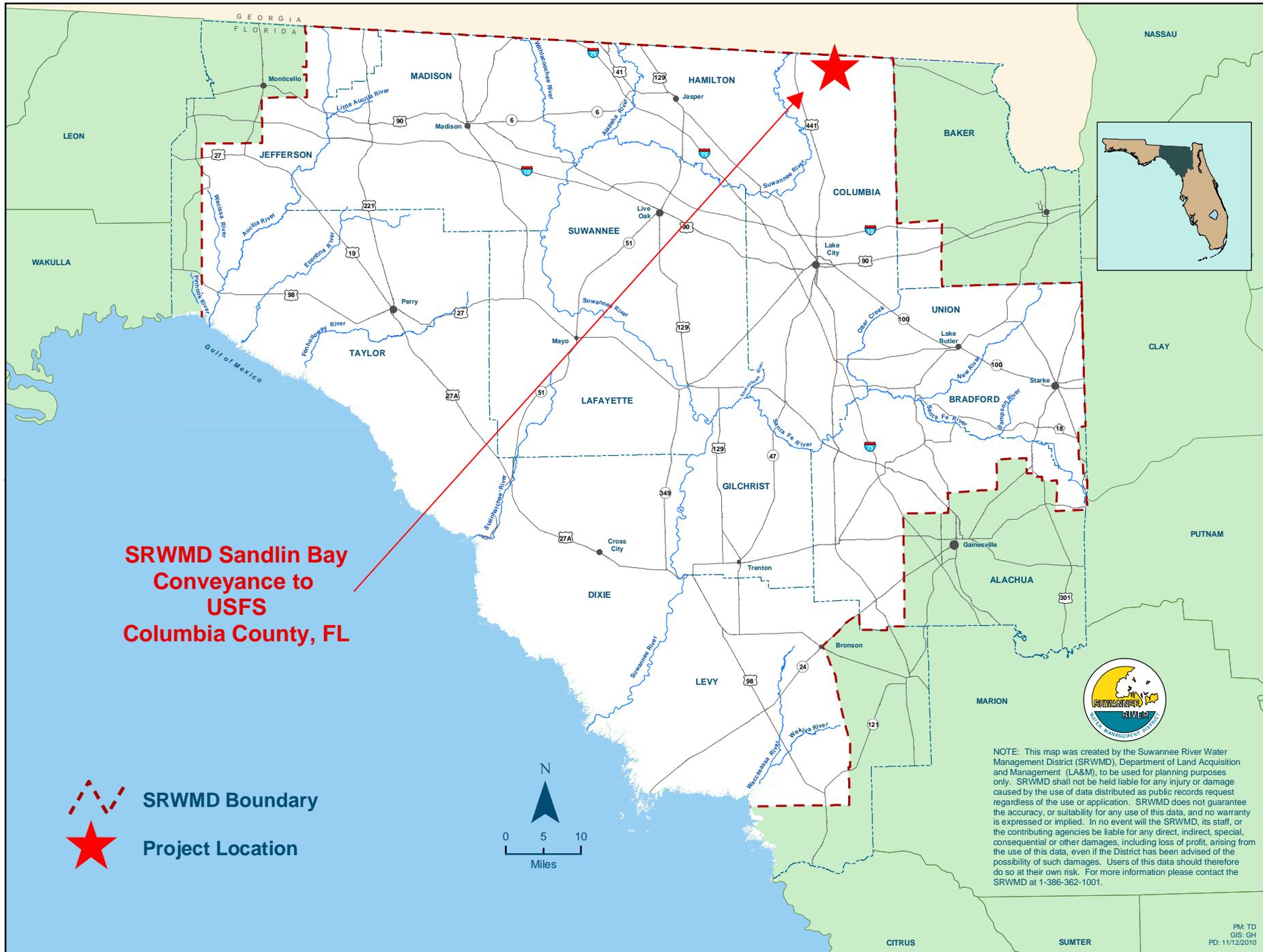
Since August 2000 the District has purchased 15,800 acres in Sandlin Bay and executed a Memorandum of Understanding (MOU) between the District and USDA FS for interim management and intent to sell 6,600 acres of the property. After an extension of the MOU, the initial 6,600 acres was conveyed. Subsequently, another 5,720 acres have been deeded to the USDA FS. Funds for all the conveyances to USDA FS were from the U.S. Government and the White Springs Agricultural Chemicals, Inc. (WSA) Mitigation funds for which the District has been assigned fiduciary responsibilities.

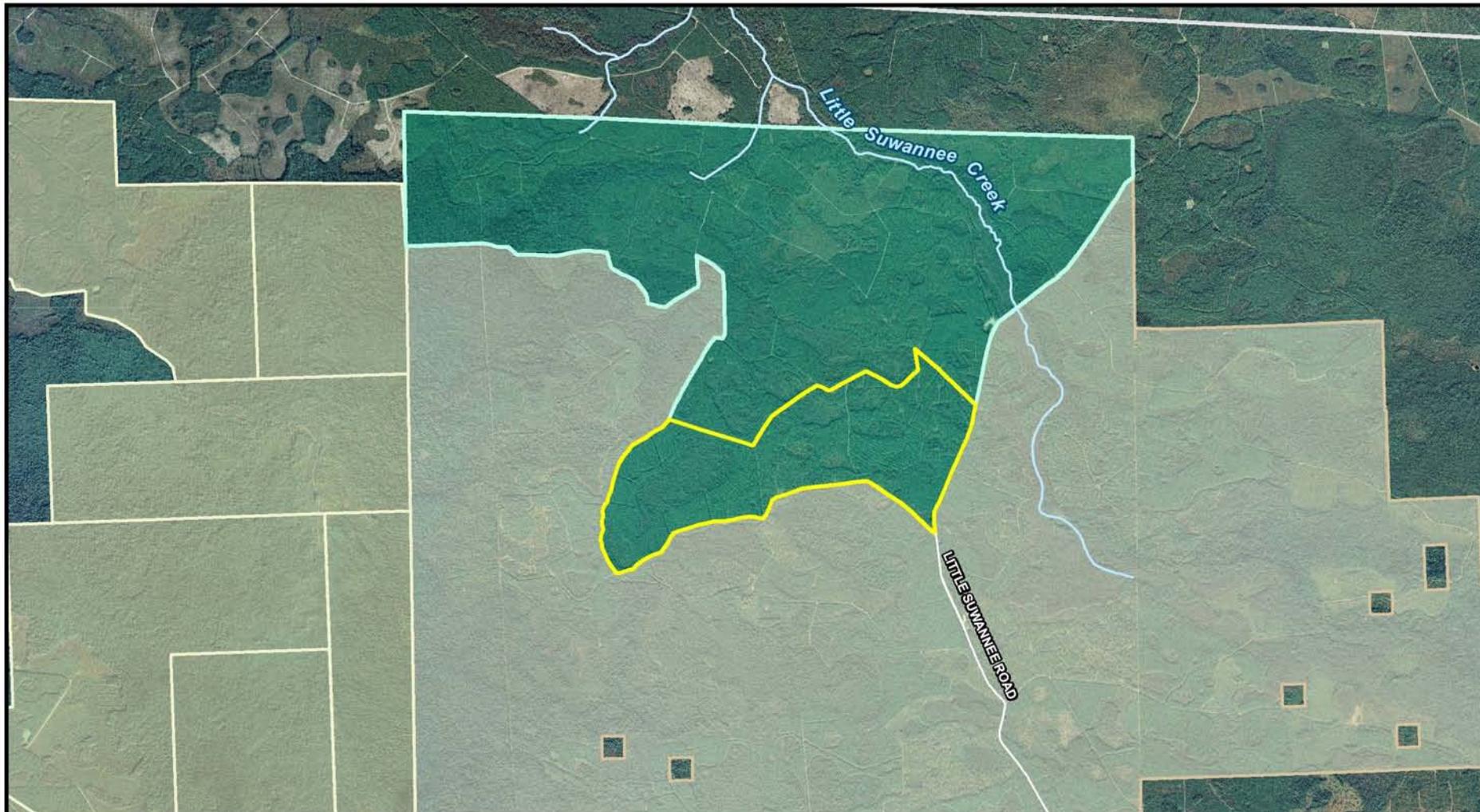
\$500,000 for this conveyance will come from the U.S. Government, and the remaining \$55,547 will come from the WSA Mitigation Funds. Upon Governing Board approval, funds from this sale will be deposited in the District's land acquisition account for an additional identified qualified purchase.

/gal

Attachment

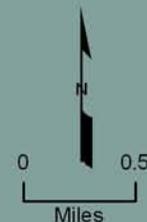
WSA/USDA FS 02-016





-  Conveyance Tract = 741 Acres (+/-)
-  SRWMD Fee Lands
-  Osceola National Forest
-  Pinhook Swamp CE (Held by State)
-  Florida/Georgia State Line
-  Streams & Creeks

**SRWMD Sandlin Bay
Conveyance to
USFS
Columbia County, FL**



PM: TD
GIS: GH
PD: 11/12/10

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PUBLIC HEARING SUMMARY
SUWANNEE RIVER WATER MANAGEMENT DISTRICT SALE TO
UNITED STATES DEPARTMENT OF AGRICULTURE FOREST SERVICE,
NATIONAL FORESTS IN FLORIDA
SANDLIN BAY TRACT
DECEMBER 14, 2010

SELLER: Suwannee River Water Management District (SRWMD)

BUYER: United States Department of Agriculture Forest Service, National Forests in Florida (USDA FS)

AREA: 741 acres ± of the 15,800-acre tract

LOCATION: Columbia County

PROGRAMMATIC CONTEXT:

- This parcel was purchased by the SRWMD in order to protect portions of Pinhook Swamp and Sandlin Bay, wetland systems that feed the Suwannee River. It was specifically identified as a potential acquisition to mitigate for alternative reclamation standards under mining permits for PCS Phosphate. It was the intention of the Governing Board at the time of acquisition to convey the property to the USDA Forest Service as funds became available from either mitigation or federal sources.
- USDA FS identifies this tract in their Pinhook Swamp Purchase Unit, which lies between the Okefenokee National Wildlife Refuge and the main body of the Osceola National Forest.

INTEREST TO BE CONVEYED: SRWMD acquired a fee-simple interest by statutory warranty deed. Fee-simple deed to the 741 acres +/- will be conveyed to the USDA FS.

TITLE ISSUES: No title issues

PRICE: \$750 per acre for approximately \$555,550. This is the price per acre determined from current appraisals.

ACCESS: Access to the subject property is via county maintained, Little Suwannee Road (a.k.a. Benton Tower Road), east of and intersecting US 441. A network of interior, private roads provides access throughout the site.

CLOSING COSTS: USDA FS will pay all closing costs.

USDA FS File #008-323

SUWANNEE RIVER WATER MANAGEMENT DISTRICT

RESOLUTION NO. 2010-23

**RESOLUTION APPROVING THE CONVEYANCE OF
SANDLIN BAY PROPERTY OWNED BY SUWANNEE RIVER
WATER MANAGEMENT DISTRICT TO UNITED STATES
DEPARTMENT OF AGRICULTURE FOREST, NATIONAL
FORESTS IN FLORIDA, AUTHORIZING THE CHAIRMAN
AND SECRETARY TO EXECUTE CLOSING DOCUMENTS,
AND THE TRANSFER OF FUNDS FROM WHITE SPRINGS
AGRICULTURAL CHEMICALS, INC., CONTRIBUTION
ACCOUNT**

WHEREAS, the Suwannee River Water Management District (SRWMD) purchased approximately 15,800 acres in Columbia County (Sandlin Bay) with the recommendation that the United States Department of Agriculture Forest Service (USDA FS) would be a participating partner; and

WHEREAS, the USDA FS has appropriated \$500,000 for the purchase of a 741-acre ± tract from SRWMD; and

WHEREAS, the Florida Department of Environmental Protection (FDEP) approved the purchase of SRWMD property in Sandlin Bay with White Springs Agricultural Chemicals, Inc., (WSA) contribution account funds; and

WHEREAS, Chapter 373.056 (4) authorizes any water management district to convey or lease to other agencies or the United States Government and its agencies land owned by the District and not required for its purposes; and

WHEREAS, the Governing Board of SRWMD has determined this tract of land is not required for its purpose; and

WHEREAS, the USDA FS has agreed to accept and manage approximately 741 acres in this conveyance to protect water resources.

NOW, THEREFORE, BE IT RESOLVED by the Governing Board of the SRWMD:

- (1) Transfer of funds from the WSA Chemical Contribution Account is authorized for partial reimbursement of this sale.
- (2) Acceptance of U.S. Government funds is authorized for partial reimbursement of this sale.

(3) Conveyance of approximately 741 acres to the United States Department of Agriculture Forest Service, National Forests in Florida is authorized.

PASSED AND ADOPTED THIS 14th DAY OF DECEMBER, 2010 A.D.

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

MEMBERS OF THE BOARD:

**DON QUINCEY, CHAIRMAN
DAVID FLAGG, VICE CHAIRMAN
CARL E. MEECE, SECRETARY/TREASURER
ALPHONAS ALEXANDER
RAY CURTIS
C. LINDEN DAVIDSON
HEATH DAVIS
JAMES L. FRALEIGH
GUY N. WILLIAMS**

ATTEST:

Legal Description: (O-990J)

A tract of land in Sections 22, 23, 24, 25, 26 & 27 Township 02 North, Range 17 East, Columbia County Florida, lying West of Little Suwannee Road, North and East of Mule Lot Road and South and East of the centerline of Deer Road, and South of the centerline of Carter Road being more particularly described as follows:

Commence at the Northeast corner of Section 13, Township 02 North, Range 17 East, Columbia County Florida and run South 00 degrees 45 minutes 08 seconds East, along the section line, a distance of 1,095.18 feet, to a point on the centerline of Little Suwannee Road; thence run South 41 degrees 36 minutes 39 seconds West along the centerline of said road, a distance of 245.76 feet; thence continue along said centerline, South 41 degrees 43 minutes 09 seconds West, a distance of 117.10 feet; thence continue along said centerline, South 33 degrees 55 minutes 34 seconds West, a distance of 1,026.28 feet; thence continue along said centerline, South 26 degrees 57 minutes 19 seconds West, a distance of 321.99 feet; thence continue along said centerline, South 34 degrees 03 minutes 06 seconds West, a distance of 949.20 feet thence continue along said centerline, South 40 degrees 51 minutes 47 seconds West, a distance of 280.32 feet; thence continue along said centerline, South 39 degrees 01 minutes 42 seconds West, a distance of 447.97 feet; thence continue along said centerline, South 51 degrees 24 minutes 24 seconds West, a distance of 376.88 feet; thence run South 47 degrees 08 minutes 19 seconds West, a distance of 280.22 feet; thence continue along said centerline, South 52 degrees 09 minutes 09 seconds West, a distance of 1,485.76 feet; thence continue along said centerline, South 52 degrees 02 minutes 34 seconds West, a distance of 400.10 feet; thence continue along said centerline, South 33 degrees 43 minutes 05 seconds West, a distance of 330.54 feet; thence continue along said centerline, South 21 degrees 03 minutes 03 seconds West, a distance of 250.62 feet; thence continue along said centerline, South 11 degrees 52 minutes 00 seconds West, a distance of 1,945.46 feet to the Point of Beginning of Carter Road and the **POINT OF BEGINNING**; thence from said Point of Beginning thence continue along the centerline of Little Suwannee Road, South 11 degrees 28 minutes 32 seconds West, a distance of 636.11 feet; thence continue along said centerline, South 22 degrees 58 minutes 08 seconds West, a distance of 1449.46 feet; thence continue along said centerline, South 22 degrees 36 minutes 23 seconds West, a distance of 1,194.22 feet; thence run South 18 degrees 28 minutes 18 seconds West, a distance of 242.00 feet; thence continue along said centerline, South 01 degrees 33 minutes 58 seconds East, a distance of 160.86 feet; thence continue along said centerline, South 08 degrees 27 minutes 27 seconds East, a distance of 395.86 feet to the Point of Beginning of Mule Lot Road; thence run North 47 degrees 51 minutes 33 seconds West along the centerline of Mule Lot Road, a distance of 1,300.08 feet; thence continue along said centerline, North 55

degrees 00 minutes 34 seconds West, a distance of 397.82 feet; thence continue along said centerline, North 57 degrees 03 minutes 52 seconds West, a distance of 820.39 feet; thence continue along said centerline, North 77 degrees 14 minutes 22 seconds West, a distance of 97.37 feet; thence continue along said centerline, South 83 degrees 18 minutes 07 seconds West, a distance of 1,850.82 feet; thence continue along said centerline, South 71 degrees 07 minutes 17 seconds West, a distance of 867.16 feet; thence continue along said centerline, South 43 degrees 22 minutes 24 seconds West, a distance of 100.01 feet; thence continue along said centerline, South 26 degrees 37 minutes 44 seconds West, a distance of 600.60 feet; thence continue along said centerline, South 69 degrees 12 minutes 48 seconds West, a distance of 67.11 feet; thence continue along said centerline, North 74 degrees 56 minutes 38 seconds West, a distance of 296.71 feet; thence continue along said centerline, North 78 degrees 04 minutes 23 seconds West, a distance of 49.57 feet; thence continue along said centerline South 80 degrees 21 minutes 23 seconds West, a distance of 1,580.06 feet; thence continue along said centerline, South 71 degrees 18 minutes 01 seconds West, a distance of 680.54 feet; thence continue along said centerline, South 45 degrees 17 minutes 42 seconds West, a distance of 90.92 feet; thence continue along said centerline, South 32 degrees 27 minutes 19 seconds West, a distance of 576.10 feet; thence continue along said centerline, South 52 degrees 19 minutes 02 seconds West, a distance of 67.80 feet; thence continue along said centerline, South 72 degrees 23 minutes 25 seconds West, a distance of 158.72 feet; thence continue along said centerline, South 67 degrees 17 minutes 52 seconds West, a distance of 245.31 feet; thence continue along said centerline, South 59 degrees 28 minutes 22 seconds West, a distance of 216.30 feet; thence continue along said centerline, South 48 degrees 52 minutes 54 seconds West, a distance of 199.21 feet; thence continue along said centerline, South 39 degrees 09 minutes 31 seconds West, a distance of 130.67 feet; thence continue along said centerline, South 61 degrees 27 minutes 48 seconds West, a distance of 77.69 feet; thence continue along said centerline, South 88 degrees 12 minutes 20 seconds West, a distance of 173.77 feet; thence continue along said centerline, South 70 degrees 49 minutes 42 seconds West, a distance of 277.13 feet to a point of intersection of an unnamed road; thence continue along said centerline of Mule Lot Road, North 34 degrees 31 minutes 39 seconds West, a distance of 443.40 feet; thence continue along said centerline, North 21 degrees 02 minutes 18 seconds West, a distance of 659.42 feet; thence continue along said centerline, North 04 degrees 05 minutes 26 seconds East, a distance of 97.88 feet; thence continue along said centerline, North 15 degrees 17 minutes 56 seconds East, a distance of 142.00 feet; thence continue along said centerline, North 11 degrees 24 minutes 58 seconds East, a distance of 165.71 feet; thence continue along said centerline, North 05 degrees 01 minutes 21 seconds West, a distance of 187.70 feet; thence continue along said centerline, North 14 degrees 46 minutes 30 seconds East, a distance of

97.88 feet; thence continue along said centerline, North 00 degrees 14 minutes 49 seconds West, a distance of 225.00 feet; thence continue along said centerline, North 23 degrees 03 minutes 38 seconds East, a distance of 262.44 feet; thence continue along said centerline, North 17 degrees 17 minutes 34 seconds East, a distance of 1,259.70 feet; thence continue along said centerline, North 29 degrees 53 minutes 08 seconds East, a distance of 76.43 feet; thence continue along said centerline, North 53 degrees 02 minutes 05 seconds East, a distance of 1652.29 feet; thence continue along said centerline, North 23 degrees 18 minutes 11 seconds East, a distance of 189.36 feet to a point on the centerline of Deer Road; thence run South 72 degrees 52 minutes 55 seconds East along the centerline of said Deer Road, a distance of 2,621.28 feet; thence continue along said centerline, North 30 degrees 20 minutes 06 seconds East, a distance of 621.91 feet; thence continue along said centerline, North 36 degrees 51 minutes 55 seconds East, a distance of 425.46 feet; thence continue along said centerline, North 52 degrees 16 minutes 33 seconds East, a distance of 266.52 feet; thence continue along said centerline, North 57 degrees 36 minutes 14 seconds East, a distance of 538.85 feet; thence continue along said centerline, North 43 degrees 34 minutes 38 seconds East, a distance of 128.33 feet; thence continue along said centerline, North 60 degrees 35 minutes 42 seconds East, a distance of 221.74 feet; thence continue along said centerline, North 56 degrees 16 minutes 56 seconds East, a distance of 464.86 feet; thence continue along said centerline, South 65 degrees 31 minutes 44 seconds East, a distance of 361.50 feet; thence continue along said centerline, North 70 degrees 21 minutes 05 seconds East, a distance of 68.12 feet; thence continue along said centerline, North 62 degrees 37 minutes 48 seconds East, a distance of 1,083.82 feet; thence continue along said centerline, South 84 degrees 55 minutes 38 seconds East, a distance of 119.92 feet; thence continue along said centerline, South 62 degrees 24 minutes 11 seconds East, a distance of 886.33 feet; thence continue along said centerline, North 88 degrees 10 minutes 29 seconds East, a distance of 162.76 feet; thence continue along said centerline, North 53 degrees 07 minutes 20 seconds East, a distance of 120.35 feet; thence continue along said centerline, North 43 degrees 59 minutes 02 seconds East, a distance of 549.21 feet; thence continue along said centerline, North 15 degrees 08 minutes 17 seconds East, a distance of 140.85 feet; thence continue along said centerline, North 10 degrees 09 minutes 02 seconds West, a distance of 504.46 feet to a point on Carter Road; thence run South 52 degrees 04 minutes 50 seconds East along the centerline of Carter Road, a distance of 536.85 feet; thence continue along said centerline, South 46 degrees 42 minutes 21 seconds East, a distance of 1,888.97 feet to the POINT OF BEGINNING.

Less the right of ways of Little Suwannee Road and Mule Lot Road.

Containing 740.73 acres, more or less (per deed descriptions).

MEMORANDUM

TO: Governing Board
FROM: Joe Flanagan, Director of Land Acquisition and Management
DATE: November 16, 2010
SUBJECT: Removal of the 47 Runs Parcel from the District List of Surplus Lands

RECOMMENDATION

Staff recommends the Governing Board remove the 15-acre 47 Runs parcel located in Levy County from the District list of surplus lands.

BACKGROUND

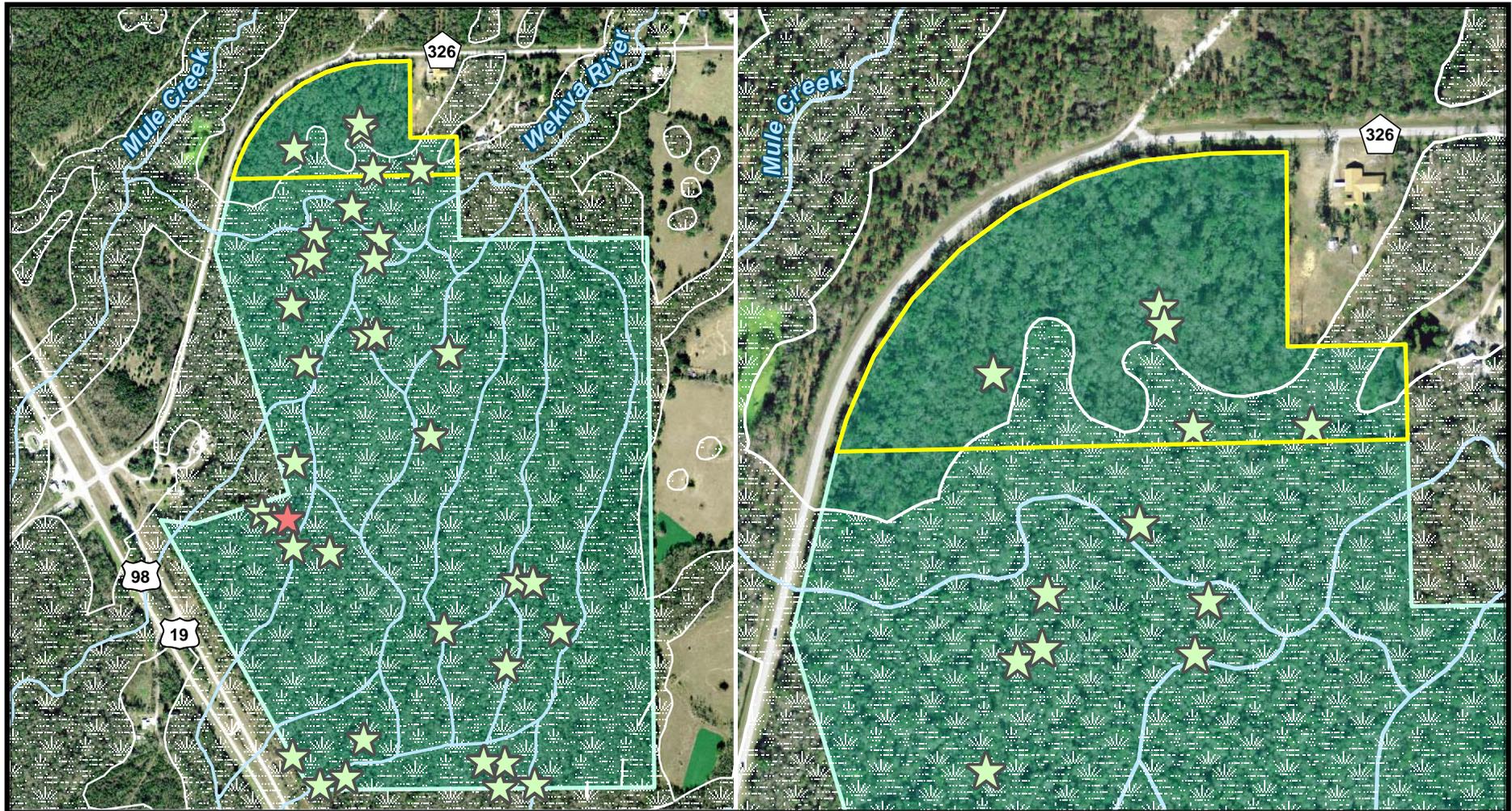
After its initial review of District land holdings, the Surplus Lands Committee identified four candidate parcels to forward to the Governing Board for consideration. On May 13 the Governing Board declared these four parcels as surplus as they were deemed to be no longer needed for conservation purposes. The criteria used in making the determination of no longer needed for conservation purposes included: river frontage, floodplain acreage, wetlands acreage, aquifer recharge, public access and use, and management considerations.

As additional information has become available regarding both the water resource attributes and the public access and use attributes associated with the 47 Runs tract, the Committee reevaluated its initial determination and agreed the 47 Runs tract should be recommended for retention by the District. For example, current zoning requires at least 20 acres for one residential unit. Increasing the parcel size to comply with this requirement would significantly increase its proportion of wetlands.

Please feel free to contact Joe Flanagan if you have any questions or comments prior to the December 14 Governing Board meeting.

gal
Enclosures
008-00477





-  Surplus Lands Area
-  SRWMD Fee Lands
-  Wetlands
-  Rare Plant Species
-  Rare Animal Species
-  Hydrography



47 Runs Levy County, FL



CD: 11/24/10

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MEMORANDUM

TO: Governing Board

FROM: Joe Flanagan, Director of Land Acquisition and Management

DATE: November 29, 2010

RE: Resolution 2010-24 Regarding the Use of Proceeds from Surplus Land Sales

RECOMMENDATION

Staff recommends approval and execution of Resolution 2010-24 affirming that all proceeds from the sale of surplus land be used exclusively for the acquisition of lands with higher water resource value.

BACKGROUND

As part of administering the surplus lands program, the Governing Board surplus lands committee and staff held public meetings. One of the main concerns stated by members of the public during these meetings was how the District would spend money received through the sale of District lands to private landowners.

The attached resolution will confirm the Governing Board's intent to use proceeds from these sales to acquire lands with higher water resource value. It will also help put to rest the concerns that the District would use the funds for other District programs or general administrative expenses.

gal

SUWANNEE RIVER WATER MANAGEMENT DISTRICT

RESOLUTION NO. 2010-24

**USE OF PROCEEDS FROM
SURPLUS LANDS SALES**

WHEREAS, the Suwannee River Water Management District has established a surplus lands program; and

WHEREAS, the Suwannee River Water Management District is marketing lands for sale on the private market.

NOW, THEREFORE, BE IT RESOLVED, the Suwannee River Water Management District does hereby affirm that all proceeds received from the sale of surplus lands be used exclusively for the acquisition of lands of greater water resource value.

PASSED AND ADOPTED THIS 14th DAY OF DECEMBER, 2010 A.D.

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

MEMBERS OF THE BOARD:

**DON QUINCEY, CHAIRMAN
DAVID FLAGG, VICE CHAIRMAN
CARL E. MEECE, SECRETARY/TREASURER
ALPHONAS ALEXANDER
RAY CURTIS
C. LINDEN DAVIDSON
HEATH DAVIS
JAMES L. FRALEIGH
GUY N. WILLIAMS**

ATTEST:

MEMORANDUM

TO: Governing Board

FROM: Bob Heeke, Sr. Land Resources Manager

DATE: November 16, 2010

RE: Agreement with Greenville Timber Corporation for Owens Spring
Timber Sale #1

RECOMMENDATION

Staff requests authorization for the Executive Director to execute a license to cut timber with Greenville Timber Corporation for the Owens Springs #1 Timber Sale. Greenville bid \$13.23/ton for pine pulpwood and topwood and \$16.23/ton for pine chip-n-saw. Hardwood will be chipped and removed at no cost.

BACKGROUND

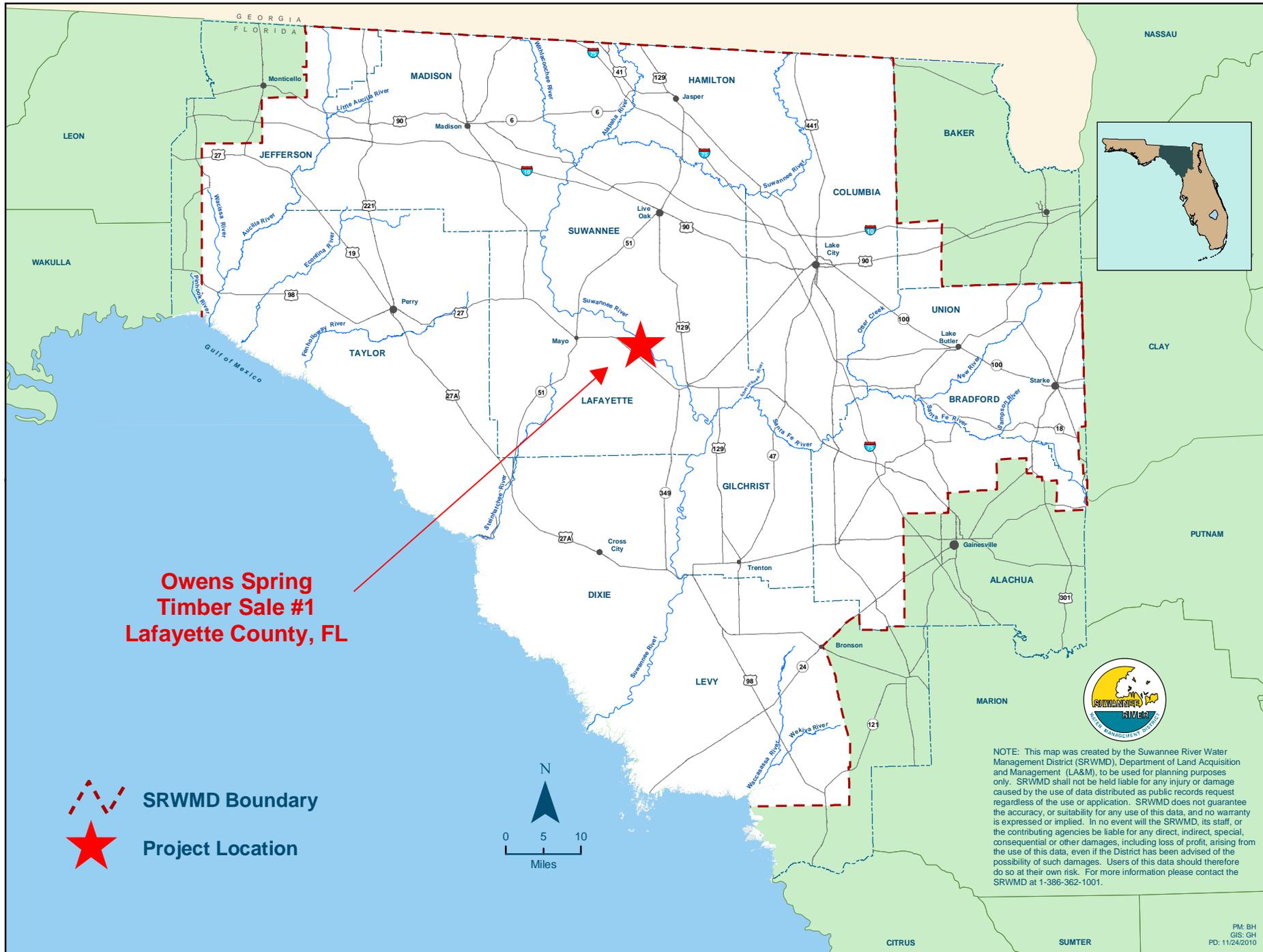
The Governing Board declared 77 acres of the 474-acre Owens Spring Tract as surplus on July 14, 2009, with instructions to sell the timber as a condition of placing the property on the market. A request for bids for the Owens Springs #1 Timber Sale was advertised on the District website. This is a thinning operation on approximately 163 acres of planted slash pine plantation located in Lafayette County. Hardwood pulpwood and hardwood chips will also be harvested and removed. It is a pay-as-cut sale.

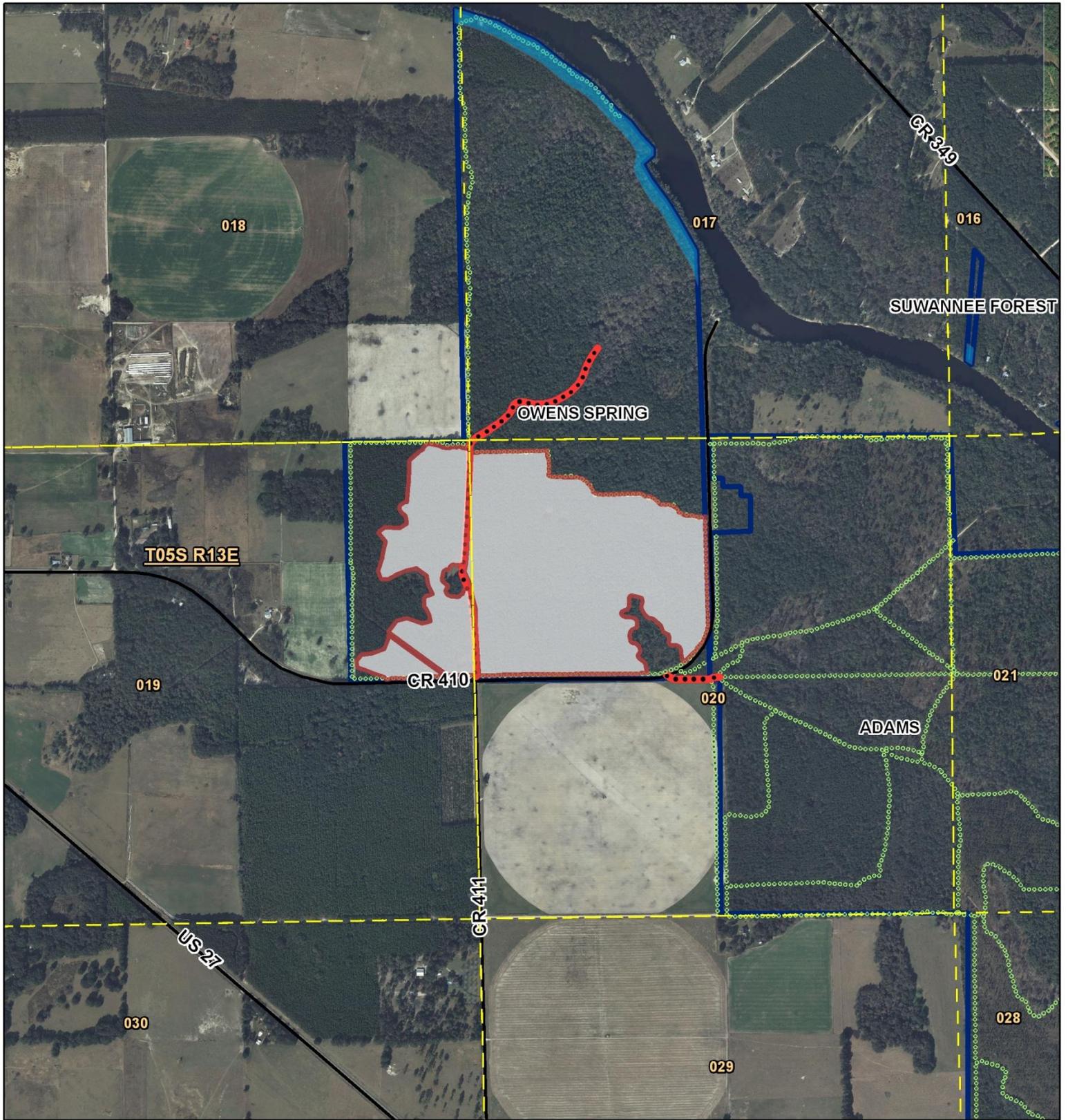
Four responses were received by the November 10, 2010, deadline, as listed below. Estimated revenues are shown. Chipping costs were not significant in determining the winner.

Company Name	Estimated Revenue
Greenville Timber	\$136,174
M.A. Rigoni, Inc.	\$133,108
Nature Coast Timber	\$128,543
J.A. Cruce, Jr. Inc.	\$126,253

Principals for Greenville Timber Corporation are Matthew G. Webb, James A. Chamblin and William G. Webb. Total revenue from this sale should be between \$116,410 and \$155,542. Using the volume estimates by timber product, the anticipated revenue is \$136,174.

gal





- Timber Sale
- LM Tract Boundaries
- Township & Range Boundaries
- Section Boundaries
- SRWMD (LM) Roads**
- Access
- Admin
- Private
- Public
- Seasonal
- Public & Private Roads
- Streams (USGS Quads)
- 75ft Stream Buffer
- 200ft River Buffer

Owens Spring Timber Sale

(as of October 18, 2010)

162.84 acres



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MEMORANDUM

TO: Governing Board
FROM: Beau Willsey, Environmental Scientist
DATE: November 15, 2010
RE: Contracts for FY 2012 Seedling Production

RECOMMENDATION

Staff requests approval and authorization for the Executive Director to enter into an agreement with Meek's Farm and Nursery, Inc. for containerized longleaf pine seedlings and Dwight Stansel d/b/a Dwight Stansel Farm and Nursery, Inc. for bare root longleaf and slash pine seedlings. The cost of the containerized seedlings is not to exceed \$14,000; the cost of bare root seedlings is not to exceed \$67,000.

BACKGROUND

Tree planting is part of the District's natural community restoration activity. Both slash and longleaf pine are native tree species on the Florida landscape; however, these species have different life histories and site requirements. When reforesting District lands, land managers choose the most appropriate pine species and planting stock (bare root vs containerized) based on historic and current conditions in the field.

On October 14, 2010, the District released Request for Proposals (RFP) 10/11-002 for pine seedling production in order to reforest certain District lands during the FY 2012 planting season. The RFP requested, along with references and previous work history, per thousand seedling costs for the following products: bare root slash and longleaf pine seedlings and containerized longleaf pine seedlings. The

District anticipates needing the following pine seedlings quantities during the FY 2012 planting season:

Bare root slash pine	482,000
Bare root longleaf pine	532,000
Containerized longleaf pine	94,000

Three responses were received by the November 4 deadline. Stansel's Farm and Nursery, Inc. submitted the sole response for bare root longleaf and slash pine seedlings. Prices are shown on the table below:

Company	Bare Root Slash Pine per 1000	Bare Root Longleaf Pine per 1000	Delivery Fee	
			East	West
Dwight Stansel Farm & Nursery	\$ 41.00	\$ 79.00	\$ 4.00	\$ 4.50

Based on the prices listed by Stansel, the total amount for bare root longleaf and slash seedlings would not exceed \$67,000. Stansel has provided similar services in the past with good results.

Two nurseries, Meeks Farm and Nursery, Inc. and International Forestry Company, submitted prices for containerized longleaf pine seedlings. The previous job histories and references provided by both bidders were exceptional; however, the prices submitted by Meeks Farm and Nursery, Inc. were much lower as shown in the table below. Principals for Meeks Farm and Nursery are Steven A. Meeks and Nancy W. Meeks.

Company	Containerized Longleaf Pine	Delivery Fee		Notes
		East	West	
International Forestry Co.	\$170.00	\$ 5.00	\$ 5.00	natural stand seeds
	\$190.00	\$ 5.00	\$ 5.00	improved seedlings
Meeks Farm and Nursery	\$139.48	\$ 4.00	\$ 4.00	

Funds for this service are expected to be funded in the FY 2012 budget within the Land Management Program under account code 132586631000209007.

gal

Pine Seedling Vendors

1. Meeks Farm & Garden
2. International Forest Co.
3. Dwight Stansel

 SRWMD Boundary

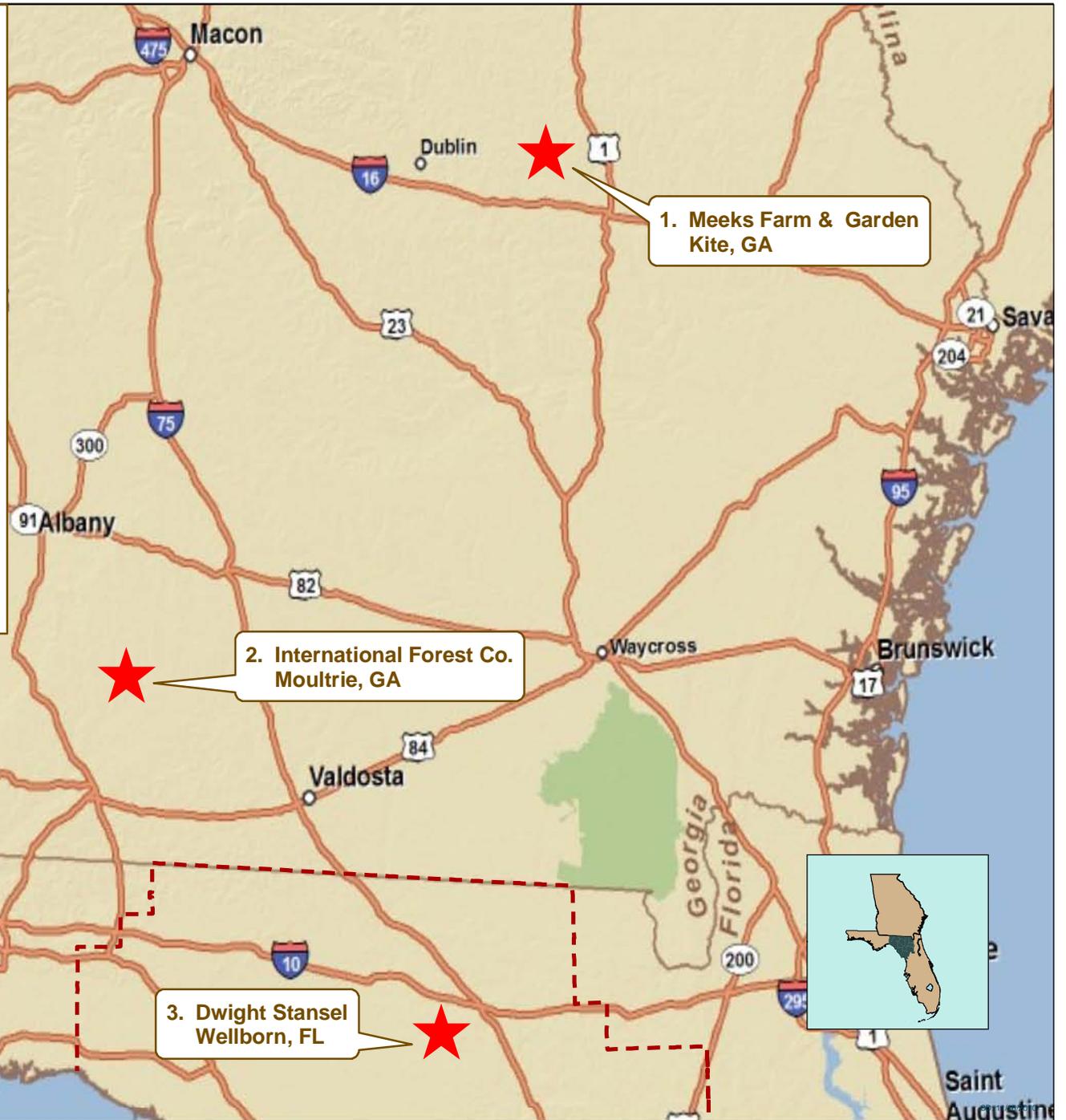
 Project Location
(Not To Scale)



0 5 10
Miles



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MEMORANDUM

TO: Governing Board
FROM: Brian Kauffman, Facilities Director
DATE: November 10, 2010
RE: Contract with Lundy's Septic, Inc. for the R.O. Ranch Bathhouse and Campground Septic System

RECOMMENDATION

Staff recommends authorization for the Executive Director to enter into a contract with Lundy's Septic, Inc. in the amount of \$51,000.00 for septic system services.

BACKGROUND

The purpose of the contract is to construct the R. O. Ranch Bathhouse and Campground Septic System. The septic system will consist of two 3,000-gallon concrete septic tanks, a 3,000-gallon dosing tank, 8,143 square feet of drain field, pumps, floats, control panel, valve and valve box and pvc pipe.

The septic system will serve the bathhouse and the campground's dump station. Price is based on system standard installation as per engineered specifications.

Three bids were received. The table below provides a list of the bid responses.

Bidder	Fee
Lundy's Septic, Inc.	\$50,391.42
Stephenson Septic	\$57,500.00
Howard Septic Tank Service, Inc.	\$61,482.00

pf

MEMORANDUM

TO: Governing Board
FROM: Gwen Lord, Business Resource Specialist
DATE: November 10, 2010
RE: Consideration of Resolution 2010-22 Requesting Reimbursement of Preacquisition Costs and Land Management Expenses for the Quarter Ending September 30, 2010

RECOMMENDATION

Staff recommends approval and execution of Resolution 2010-22, requesting the Department of Environmental Protection reimburse the District from the Water Management Lands Trust Fund (WMLTF) for preacquisition costs in the amount of \$306,963.91 and quarterly land management expenses in the amount of \$1,210,799.27 expended during the quarter ending September 30, 2010.

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 \$306,963.91.

Land management costs for the same period totaled \$1,210,799.27. The largest share of this amount was for contractual services, which included site preparation, and forest management agreements.

gal
003-00100

SUWANNEE RIVER WATER MANAGEMENT DISTRICT

RESOLUTION NO. 2010-22

**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 373.199, 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 2010 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, 2010, through September 30, 2010, in the amount of \$306,963.91, 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, 2010, through September 30, 2010, in the amount of \$1,210,799.27.

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 \$306,963.91 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 \$1,210,799.27 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 14th DAY OF DECEMBER 2010, A.D.

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

MEMBERS OF THE BOARD:

**DON QUINCEY, CHAIRMAN
DAVID FLAGG, VICE CHAIRMAN
CARL E. MEECE, SECRETARY/TREASURER
ALPHONAS ALEXANDER
RAY CURTIS
C. LINDEN DAVIDSON
HEATH DAVIS
JAMES L. FRALEIGH
GUY N. WILLIAMS**

ATTEST:

MEMORANDUM

TO: Governing Board

FROM: Terry Demott, Sr. Land Resource Coordinator

DATE: November 23, 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 December 2010 Governing Board meeting.

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PROJECTS UNDER CONTRACT	STATUS
Sante Fe River Hammock LLC/ Santa Fe River Hammock CE Bradford County -167 acres ±	The Governing Board approved purchase of this conservation easement on September 14, 2010. A survey ,environmental audit and baseline inventory are in progress.
APPROVED PROJECTS	STATUS
Andrews, Dennis Cedar Key #4 West & Lukens Reserve Levy County 897 acres ±	On October 12, 2010, the Governing Board approved a detailed assessment for conservation easement and fee simple appraisal on this property. Terms of the conservation easement will be discussed, and a title search and review will be initiated.
Cooley Family/Cooley CE Jefferson County 120 acres ±	Detailed assessment for this property was approved on July 13, 2010. Preliminary title search has been received, a draft easement document has been reviewed, and the appraisal tour has been conducted. A timber stand evaluation and cruise is underway.
Despres, Jana Suwannee Rovera Addition Gilchrist County .5 acres ±	Acceptance of this donation was approved October 12, 2010. A title search has been received and the environmental assessment has been conducted. Closing is expected by December 1, 2010.
Floyd Family/Floyd CE Jefferson County 570 acres ±	Detailed assessment for this property was approved on July 13, 2010. Preliminary title search has been requested, the draft easement document has been reviewed, and appraisal tour has been conducted. A timber stand evaluation and cruise is underway.
Guerry, Bryan and Candace Surplus Property Exchange Columbia County	Staff is preparing a timber thinning operation on the District's proposed exchange property. After the timber is harvested, the District intends to propose an equivalent exchange with Mr. and Mrs. Guerry.
Layman Law Firm/Walker Spring CE Jefferson County 172 acres ±	A title search and status has been completed, and a draft conservation easement has been prepared by legal counsel. Appraisal bids were received on November 15, and an appraisal field trip is scheduled for November 29.
Nyman, George and Sharon Suwannee River Oaks CE Gilchrist County 312 acres ±	On October 12, 2010, the Governing Board approved a detailed assessment of the Suwannee River Oaks property. A title search and review have been initiated and full terms of an easement have been agreed to with the landowners. Legal counsel is preparing the conservation easement document.

Santa Fe Springs LLC/Sawdust Spring Columbia County 234 acres±	On August 10, 2010, the Governing Board approved a detailed assessment of this Santa Fe River parcel. Title search and timber cruise and valuation are complete. An appraisal tour was conducted November 18, and first draft of appraisals are due January 4, 2011.
Shaw, Robert Santa Fe Swamp Addition Alachua and Bradford Counties 60 acres ±	On September 14, 2010, the Governing Board approved a detailed assessment of the 60 acres on both sides of the Santa Fe River. Title search and abstract have been received, and appraisal has been received and reviewed.

SURPLUS LANDS	STATUS
	Final appraisals and timber valuations of Group I Land Sales are complete and all Group I parcels have been listed for sale with Poole Realty of Live Oak. Appraisals and timber valuations for Group II parcels are complete and the parcels have been listed for sale with the Daniel Crapps Agency of Lake City. Appraisals and reviews for valuations of Group III Land Sales are complete, and real estate listing contracts have been signed by Daniel Crapps Agency, Poole Realty and Don King Realty.

SURPLUS LANDS

Group #	Tract Name	Acres	County	Acquired Date	Funding Source	Appraisal Date	Listing Date	Listing Price	Sale Date	Sale Price
1	Bay Creek South	46	Columbia	04/1990	WMLTF	6/14/10	7/12/2010	Fee \$123,750		
1	Owens Spring	77	Lafayette	03/1999	P2000	6/14/10	7/12/2010	Fee w/all timber \$330,000 w/20% timber \$277,200		
1	Westwood West	320	Madison	12/1988	WMLTF	6/14/10	7/12/2010	Fee entire tract \$751,300 80-acre parcels \$194,425		

Group #	Tract Name	Acres	County	Acquired Date	Funding Source	Appraisal Date	Listing Date	Listing Price	Sale Date	Sale Price
1	Blue Sink	79	Suwannee	12/1988	WMLTF	6/14/10	7/12/2010	Fee entire parcel \$281,600 40-acre parcels \$154,000		
2	Jennings Bluff	70	Hamilton	02/1989	WMLTF	7/30/10	8/16/2010	Fee entire tract \$215,600		
2	Adams South	60	Lafayette	05/1990	WMLTF	7/30/10	8/16/2010	Fee entire tract \$191,400		
2	47 Runs	20	Levy	12/2000	WMLTF	7/30/10	8/16/2010	Fee entire tract \$110,000		
3	Hunter Creek	120	Hamilton	09/2002	P2000		11/3/2010	Listing Pending		
3	Santa Fe Oasis	110	Gilchrist	06/1995	P2000	8/27/2010	11/3/2010	Removed from Surplus action		
3	Steinhatchee Rise	42	Dixie	02/1996	P2000	8/27/2010	11/3/2010	Listing Pending		
3	Timber River	1	Madison	03/1998	WMLTF	8/27/2010	11/3/2010	Listing Pending		
3	Falmouth North (8 tracts)	6	Suwannee	04/1998	WMLTF	8/27/2010	11/3/2010	Listing Pending		

MEMORANDUM

TO: Governing Board
FROM: Bob Heeke, Senior Land Resources Manager
DATE: November 16, 2010
SUBJECT: Land Management Activity Report

ADMINISTRATION

Six conservation easements were visited for compliance with terms of the document. All of the properties are being well managed for their intended purposes, and none were out of compliance. Those inspected were:

Conservation Easement	County
Carter	Columbia County
Loncala	Hamilton County
Usher Land Trust	Levy County
McEnany	Levy County
Sanders	Hamilton County
Bailey Brothers	Dixie County

FACILITY MANAGEMENT

New entrance signs have been installed on the Jones Mill Creek, Cabbage Grove, Lamont, Mt. Gilead, Cuba Bay, Shelly and Sneads Lake Tracts on the Aucilla River; the Goose Pasture Tract on the Wacissa River; Natural Well Branch and Shady Grove Tracts on the Econfina River; and Sapp Landing Tract on the Suwannee River. Marking, posting and securing the boundaries for the Gilchrist Regional Wellfield and the High Springs Wellfield Tracts are also complete.

Roads were patched at the Steinhatchee Springs Tract to facilitate hunter access on both sides of SR 51. The Perpetual Contracting crew then moved to the Holton Creek and Tyree Tracts in Hamilton County to continue work on road improvements. The Fish and Wildlife Conservation Commission is assisting with limerock purchases for Holton Creek to improve roads for use by mobility impaired hunters.

NATURAL RESOURCE MANAGEMENT

In preparation for prescribed burning, approximately four miles of firelines were installed on the Seven Bridges Tract and Lake City Wellfield.

Approximately .25 acres of Japanese climbing fern, an FLEPPC category 1 invasive plant, were treated on the Falmouth Springs Tract.

Timber Sale Report

Contract #	Fiscal Year	Timber Sale Name	Consultant	Sale Date	Estimated Tons	Harvest Completion
08/09-193	2009	Steinhatchee #2	TFC	9/29/2009	16,174	71%
09/10-022	2010	Steinhatchee #3	TFC	11/30/2009	21,603	38%
09/10-051	2010	Steinhatchee #4	TFC	3/3/2010	8,923	100%
09/10-070	2010	Steinhatchee #5	TFC	4/23/2010	13,728	21%
09/10-085	2010	Westwoods #2 Lump Sum	DOF/TRSF	6/7/2010	24,479	10%
09/10-128	2010	Black Tract #2 Lump Sum	DOF/TRSF	7/20/2010	3,530	100%
09/10-129	2010	Steinhatchee #7	TFC	7/23/2010	12,007	0%
09/10-137	2010	Steinhatchee #6	TFC	8/20/2010	13,919	0%
Proposed	2011	Owens Springs #1	NRPS	Dec. 2010	11,230	

PUBLIC RECREATION SERVICES

A reorganization meeting for the Suwannee River Wilderness Trail working group was held in early November. This working group is comprised of public and private partners. Although the group usually meets quarterly, it had not met in several months due to staff changes at the Division of State Parks.

The following table shows use of the Suwannee River Wilderness Trail river camps during the last month:

River Camp	Day Users	Overnight Users	Total
Woods Ferry			
Holton Creek			
Dowling Park		147	147
Peacock Slough	147	76	223
Adams Tract			
Total	147	223	370

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
18	4	0	0	26	48

As of November 10, 2010, the Great Suwannee River Cleanup has removed over 20,000 pounds of litter and trash from the river and its banks. This event is sponsored by Current Problems and the Suwannee River Wilderness Trail and is scheduled through December 2010.

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MEMORANDUM

TO: Governing Board
FROM: Brian Kauffman, Facilities Director
DATE: November 12, 2010
RE: R. O. Ranch Equestrian Park Monthly Activity Report

The R. O. Ranch Board of Directors held their regular monthly board meeting on November 4 at the R. O. Ranch Equestrian Park. Four members of the public attended the meeting. Major items discussed by the board included the park coordinator position and general liability insurance for the park.

Staff met with the Lafayette County Commission to discuss the road and parking lot paving. The commissioners agreed to grant the District a variance and require that only 11 parking spaces be paved to obtain the final certificate of occupancy. Staff is meeting with contractors to schedule paving of the parking spaces.

McInnis Construction is progressing well on the bathhouse. The building is dried in and rough installation of the electrical and plumbing services has been completed by the subcontractors. McInnis is almost complete with the exterior siding, and the interior walls have been painted.

Water lines are being installed from the wells to the visitor center. The ASME-certified water tank required by the Department of Environmental Protection has been received, painted and installed. Crews plan to attach the water lines to the tank this week. Staff issued a request for bids for installation of the septic tanks and drain field for the bathhouse and dump station. Staff recommendation and a summary of the bids are included in a separate memo within the December Governing Board materials.

Construction of 28 of the 32 campsites is complete. Most of the underground wiring has been installed, and electrical contractors are currently installing the distribution panels.

The District's inmate crew played a large role in the recent installation of one of the large aluminum culverts under the entrance road. The crew built two large plywood boxes to form the concrete footers that will support each culvert. Each form was 4 foot wide by 2.5 foot deep and 50 foot long. The crew also cut, bent, and tied several hundred feet of rebar. They are now preparing forms for installation of the second culvert.

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