

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: December 13, 2010

RE: Approval and Execution of Resolution 2011-01, Authorizing the Conveyance of the 443-acre ± Cross City Spray Field Tract to the Town of Cross City, Dixie County Board of Commissioners and the School Board of Dixie County

RECOMMENDATION

Staff recommends approval and execution of Resolution 2011-01 declaring 443 acres ± in Dixie County no longer needed for District purposes and authorizing the conveyance of the property to Town of Cross City, Dixie County Board of Commissioners and the School Board of Dixie County.

BACKGROUND

In September 2001 the District used funds from the Water Management Lands Trust Fund to purchase 443 acres near Cross City specifically for use by the Town as a wastewater spray field. The Town is currently leasing about 203 acres of the tract on which they have constructed a waste water treatment facility including a treatment plant, holding pond and a waste sprinkler system. A subsequent lease to Dixie County for approximately six acres allowed the construction of an Emergency Operation Center (EOC). The EOC building has been constructed and is in full operation. Neither the Town nor County anticipates needing more property for their purposes in the near future.

The School Board of Dixie District recently asked District staff to consider a donation of part of the spray field tract for a new high school facility. Permission was given to assess a portion of the property for possible construction. The

assessment has shown that the upland part of the western portion of the tract is suitable for their planned facilities. Funding for the facility has not been authorized, but the school district is preparing plans and securing property in order to be ready for construction as soon as funds are available.

Section 373.056(4), Florida Statutes provides the District with “authority to convey or lease to any governmental entity, other agency described herein or to the United States Government, including its agencies, land or rights in land owned by such district not required for its purposes under such terms and conditions as the governing board of such district may determine.” Staff has concluded that there is no foreseeable need for the District to retain ownership of this property and the conveyance to local government will both reduce District costs and benefit the citizens of Dixie County. As with other local government assistance projects, staff is not recommending that the grantees make a cash payment for the property, but should agree to use the property in a manner consistent with the District’s goals.

Meetings have been held with representatives from the Town, County and School District in which each has agreed to accept a portion of the property. The School District has also agreed to preserve the wetland portion of their requested 147 acres and establish it as an outdoor classroom to study natural sciences at the high school level. If the school facility is not begun within five (5) years the property will revert back to the water management district.

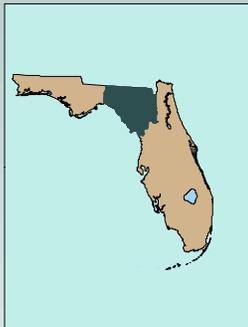
The Town will accept 290 acres ± in anticipation of additional wastewater treatment and disposal requirements. They have also agreed to donate additional small areas to the County for an expanded maintenance facility and EOC facility if requested at a later date. The County currently leases six acres for the EOC.

With Governing Board approval, District Counsel will prepare deeds and close the conveyance of property to the respective units of local government. All legal and closing costs will be absorbed by the Town, County and School District.

gal

Cross City Sprayfield Dixie County, FL

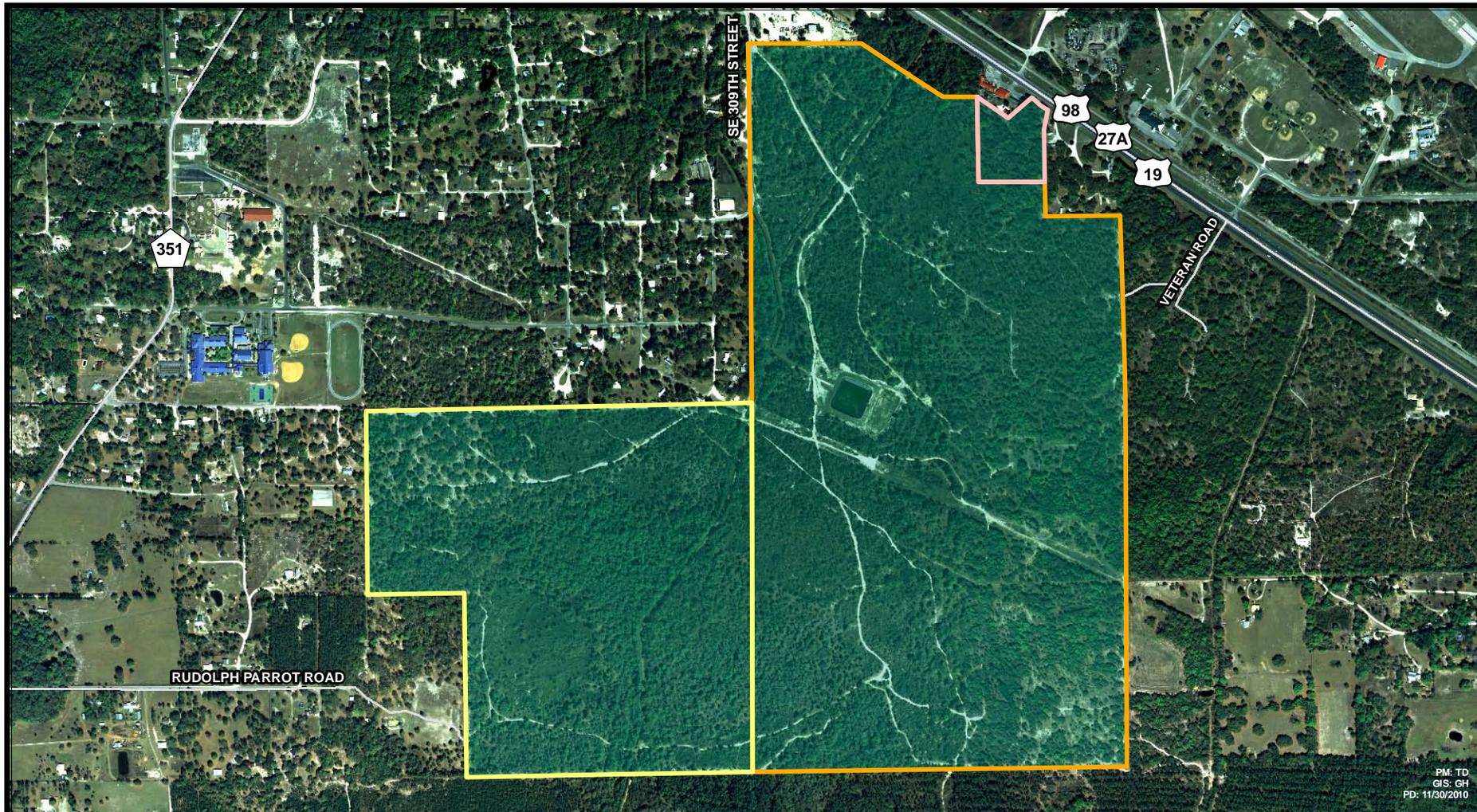
 SRWMD Boundary
 Project Location



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 data distributed as public records request regardless of the use or application. SRWMD does not guarantee the accuracy, or suitability for any use of this data, and no warranty is expressed or implied. In no event will the SRWMD, its staff, or the contributing agencies be liable for any direct, indirect, special, consequential or other damages, including loss of profit, arising from the use of this data, even if the District has been advised of the possibility of such damages. Users of this data should therefore do so at their own risk. For more information please contact the SRWMD at 1-386-362-1001.



PM: TD
 GIS: GH
 PD: 12/20/2010
 SUTTER



-  SRWMD to Dixie County School Board
-  SRWMD to Dixie County
-  SRWMD to City of Cross City
-  Roads



Cross City Sprayfield Proposed Disposition Dixie County, FL



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SUWANNEE RIVER WATER MANAGEMENT DISTRICT

RESOLUTION NO. 2011-01

APPROVING THE CONVEYANCE OF LAND OWNED BY THE DISTRICT TO THE CITY OF CROSS CITY, DIXIE COUNTY BOARD OF COUNTY COMMISSIONERS AND DIXIE DISTRICT SCHOOLS

WHEREAS, the Suwannee River Water Management District owns 443 acres ± in Dixie County; and

WHEREAS, City of Cross City has requested the conveyance of 290 acres of the property to the City for wastewater treatment facilities; and

WHEREAS, Dixie County Schools has requested the conveyance of 147 acres of the property to the Schools for new high school facilities; and

WHEREAS, Dixie County Board of Commissioners has requested the conveyance of 6 acres of the property to the County for emergency operation center facilities; and

WHEREAS, the conveyance is consistent with Section 373.056(4), Florida Statutes (F.S.); and

WHEREAS, said lands are not required for District purposes; and

WHEREAS, said conveyances are in the public interest, for the public convenience and welfare, and for the public benefit; and

WHEREAS, if said lands are not used for intended purposes, ownership of the property shall revert to the Suwannee River Water Management District.

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

- (1) Conveyance of the described property owned by Suwannee River Water Management District shall be without charge to City of Cross City, Dixie County and Dixie District Schools.
- (2) The above statements are hereby certified and declared to be true and correct, and the conveyance of said parcels are hereby further certified

to be consistent with this District's plan of acquisition and Section 373.056 (4), F. S.

PASSED AND ADOPTED THIS 11th DAY OF JANUARY, 2011 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 E. Demott, Senior Land Resource Coordinator

DATE: December 13, 2010

RE: Approval and Execution of Resolution 2011-02 Authorizing Acquisition of the Robert Shaw Parcel, 60.11 acres ±, Alachua and Bradford Counties and Authorization to Use Preservation 2000 Resale Funds for Acquisition of Said Property.

RECOMMENDATION

Subject to public comment that may be received, staff recommends approval and execution of Resolution 2011-02 authorizing the Executive Director to exercise an Option to Purchase the Robert Shaw parcel and requesting approval to use Preservation 2000 resale funds for acquisition of said property.

BACKGROUND

In accordance with Section 373.59, F.S., a public hearing is scheduled for January 11, 2011 to take comments on the proposed acquisition of the Robert Shaw parcel of approximately 60.11 acres in Alachua and Bradford Counties for protection of the Santa Fe River and its floodplains.

gal
enclosure
Shaw/Santa Swamp Addition 10-007

PUBLIC HEARING SUMMARY
ROBERT SHAW/SANTA FE SWAMP ADDITION
JANUARY 11, 2011

SELLER: Robert W. Shaw

AREA: 60.11 acres +/-

LOCATION: Alachua and Bradford Counties

WATER RESOURCES VALUES:

100-Year Floodplain: 50% (30 acres)

Surfacewater Protection: 53% (32 acres)

Recharge: 0%

Springs Protection: 0%

River Frontage: 2,720 ft. (0.59 miles)

PRICE: \$2,000 per acre for a total of approximately \$120,220. Total purchase price is less than the value received from appraiser Thomas Tompkins (\$132,300 or \$2,200/acre).

ACCESS: This property fronts Alachua County Road 1471 for 1,278 feet.

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

INTEREST TO BE ACQUIRED: Fee Simple.

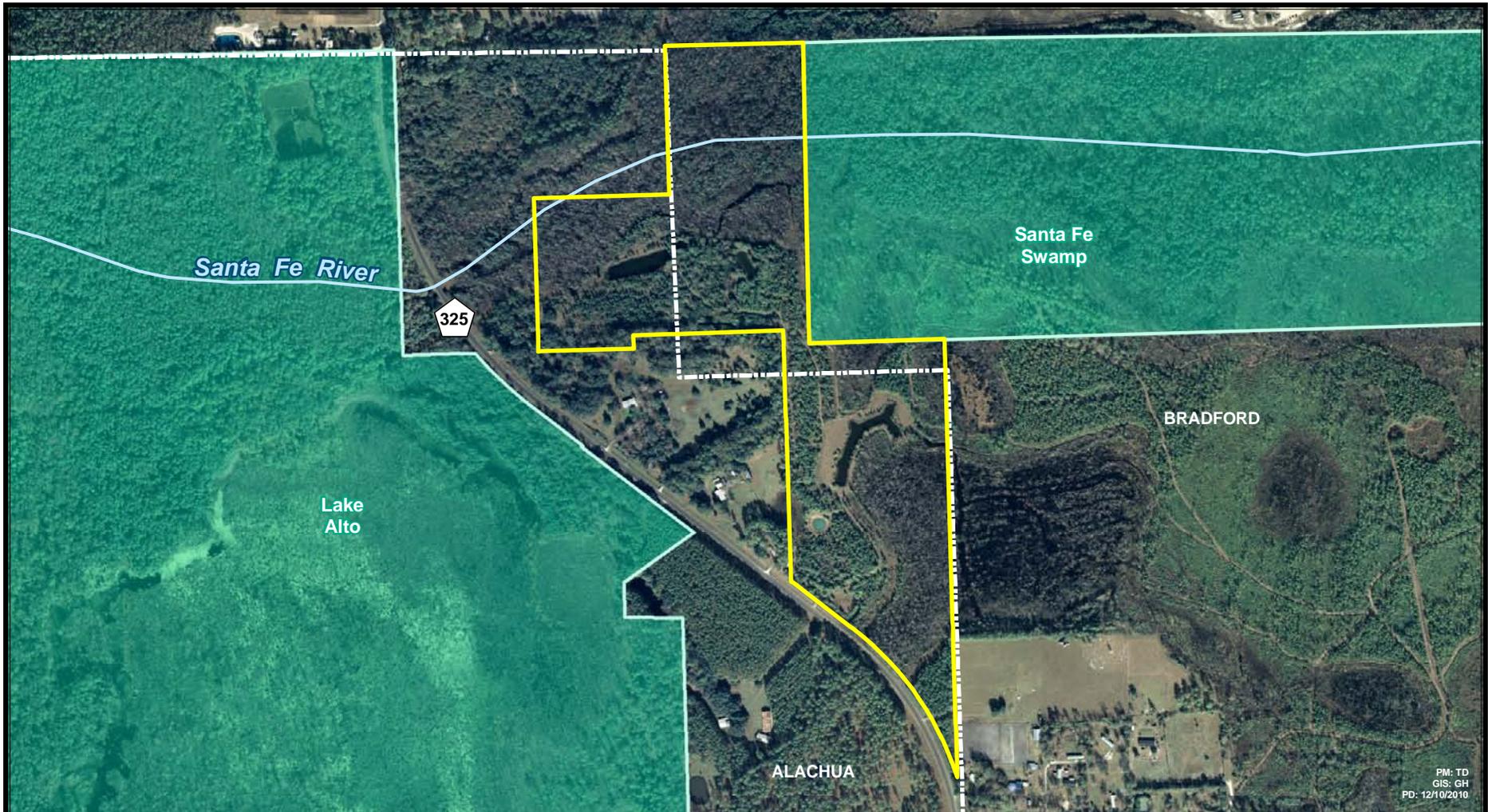
TITLE ISSUES: There are no title issues on the property that will affect marketable title.

MANAGEMENT AND NATURAL COMMUNITY GOALS: Protection of the floodplain, riverine buffer and natural forest regeneration will be the primary management objective. This acquisition will also provide public access to the District's Santa Fe Swamp property from the west. A bottomland cypress hardwood swamp forest dominates the floodplain and covers 30 acres. These wetlands are fringed by a mix of oak, pine, and exotics. Exotic plant control and access for better management of the Santa Fe Swamp Tract are considerations for purchase of this property.

HYDROLOGIC RESOURCES: The property had some fire and fire control damage from the Dairy Road fire of 2007.

SURPLUS LANDS ANALYSES: This project configuration has been reviewed from both a water resources perspective and management perspective. The review determined that the entire 60.11 acres is needed for conservation purposes. No portion of this tract is recommended for declaration as surplus.

MANAGEMENT COSTS: Initial cost of installing a public access area is approximately \$3,500. Other management costs will be incorporated in the Santa Fe Swamp and Lake Alto Tracts.



PM: TD
GIS: GH
PD: 12/10/2010

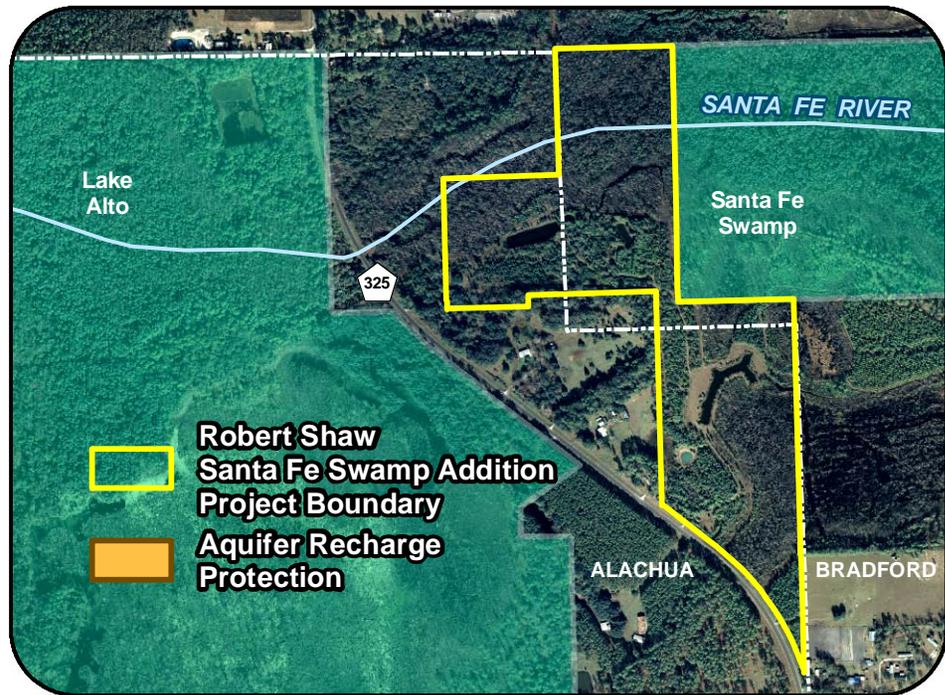
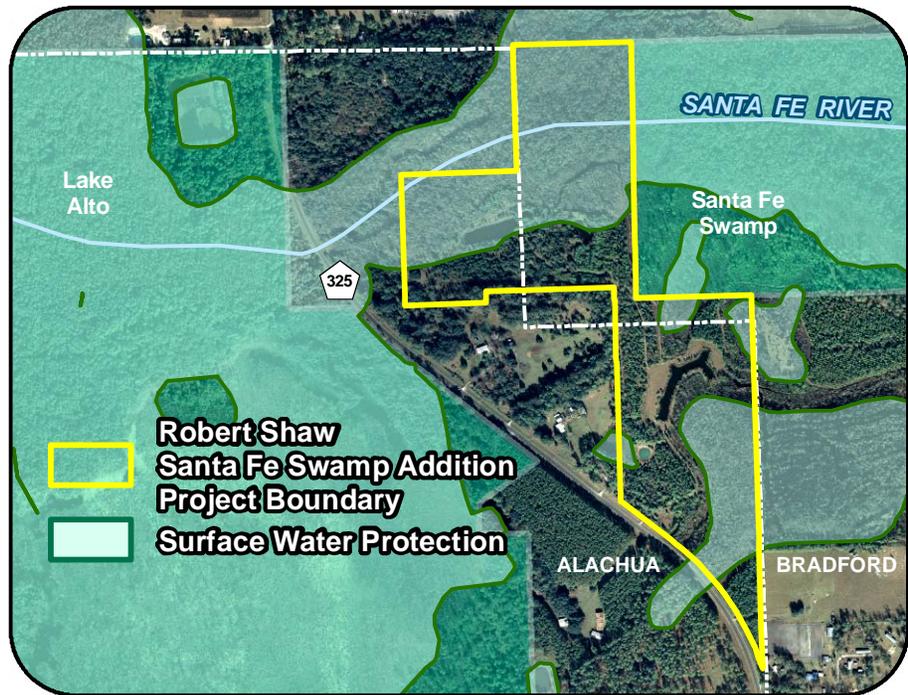
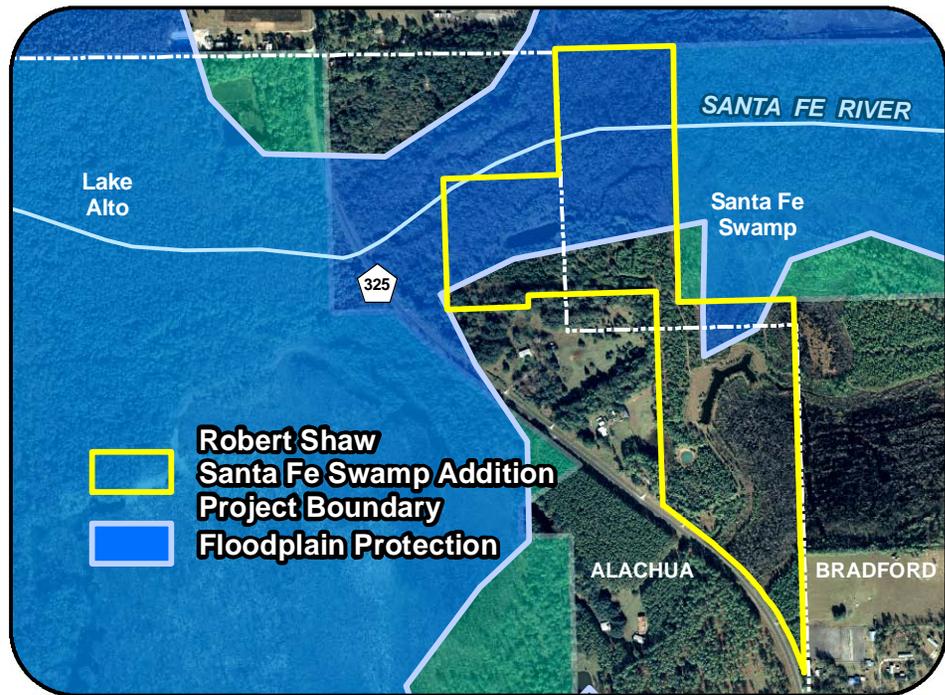
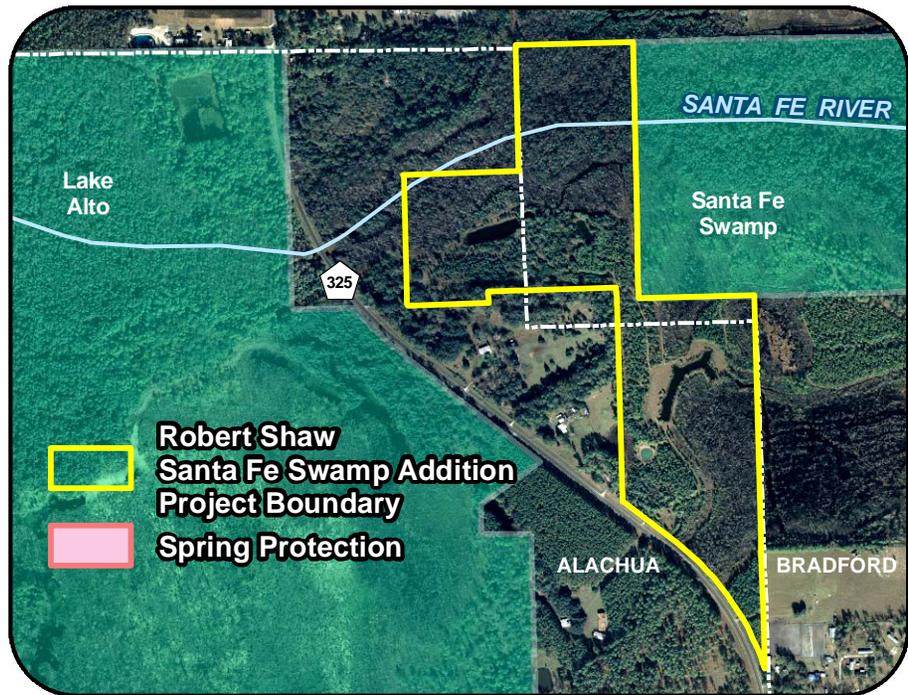
-  Property Offer Boundary
-  SRWMD Lands
-  County Boundary Line



Robert Shaw Santa Fe Swamp Addition Alachua & Bradford Counties



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SUWANNEE RIVER WATER MANAGEMENT DISTRICT

RESOLUTION NO. 2011-02

RESOLUTION APPROVING THE ACQUISITION OF PROPERTY OWNED BY ROBERT SHAW, THE EXERCISE OF AN OPTION TO PURCHASE SAID PROPERTY, THE AMENDMENT TO THE FLORIDA FOREVER PLAN TO INCLUDE THE PROPERTY, AND AUTHORIZATION TO USE PRESERVATION 2000 RESALE FUNDS FOR ACQUISITION OF SAID PROPERTY

WHEREAS, the Suwannee River Water Management District has been offered property owned by Robert Shaw, consisting of 60.11 acres in Alachua and Bradford Counties, Florida, a legal description and map of said property being attached hereto; and

WHEREAS, the purchase price for said property shall be \$2,000 per acre for a total of \$120,220; and

WHEREAS, the acquisition is included as an amendment to the Florida Forever Five-year Work 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 Santa Fe 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 meets one or more goals of the Preservation 2000 Act as described in FS 259.101 and will provide for the protection of valuable natural resources; 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 property has been appraised by an independent real estate appraiser and was approved for acquisition after a duly noticed public hearing thereon; and

WHEREAS, the purchase price of the property to be acquired is less than the appraised value, 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, the funds hereinafter requested will be used only for the purchase of said property and acquisition costs which includes fees for survey, appraisal, and legal activities necessary for the proper transfer of title of said real property; and

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

(1) Acquisition of the described property owned by Robert Shaw, his 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, Florida Statutes.

(3) District hereby approves the use of Preservation 2000 funds in the sum of approximately \$120,220 for land and associated closing costs

PASSED AND ADOPTED THIS 11th DAY OF JANUARY, 2011 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
ROBERT SHAW/SANTA FE SWAMP ADDITION
PARCEL A**

TOWNSHIP 8 SOUTH, RANGE 22 EAST, BRADFORD COUNTY

WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 6:

Commence at a found 4" X 4" concrete monument located at the Northwest corner of the West 1/2 of the Northeast 1/4 of the Northeast 1/4 of said Section 6 for the Point of Beginning. From the Point of Beginning thus described run South 01°40'57" East, along the West line of said West 1/2 of the Northeast 1/4 of the Northeast 1/4 for a distance of 722.76 feet to a set 1/2" iron rod; thence continue South 01°40'57" East along last said West line, for a distance of 679.89 feet to a found 3/4" iron pipe; thence run North 88°16'56" East for a distance of 535.32 feet to a found 3" X 3" concrete monument; thence run South 01°45'38" East for a distance of 65.58 feet to a set 1/2" iron rod located on the South line of said West 1/2 of the Northeast 1/4 of the Northeast 1/4; thence run North 88°15'14" East for a distance of 124.79 feet to a found 3/4" iron pipe located at the Southeast corner of said West 1/2 of the Northeast 1/4 of the Northeast 1/4; thence run North 01°10'09" West, along the East line of said West 1/2 of the Northeast 1/4 of the Northeast 1/4, for a distance of 1464.07 feet to a found 3" X 3" concrete monument located at the Northeast corner of said West 1/2 of the Northeast 1/4 of the Northeast 1/4; thence run South 88°38'10" West, along the North line of said West 1/2 of the Northeast 1/4 of the Northeast 1/4, for a distance of 673.32 feet to the Point of Beginning.

PARCEL B

TOWNSHIP 8 SOUTH, RANGE 22 EAST, ALACHUA COUNTY

NORTHWEST 1/4 OF THE NORHTEAST 1/4 OF SECTION 6:

Commence at a found 4" X 4" concrete monument located at the Northeast corner of the Northwest 1/4 of the Northeast 1/4 of Section 6 and run South 01°40'57" East, along the East line of said the Northwest 1/4 of the Northeast 1/4, for a distance of 722.76 feet to a set 1/2" iron rod for the Point of Beginning. From the Point of Beginning thus described continue South 01°40'57" East, along last said East line, for a distance of 679.89 feet to a found 3/4" iron pipe; thence run South 88°11'53" West for a distance of 194.90 feet to a found 3" X 3" concrete monument; thence run South 01°39'36" East for a distance of 65.00 feet to a set 1/2" iron rod

located on the South line of the East 1/2 of the said Northwest 1/4 of the Northeast 1/4 for a distance of 465.00 feet to a found 1" iron pipe located at the Southwest corner of said East 1/2 of the Northwest 1/4 of the Northeast 1/4; thence run North 01°40'54" West, along the West line of said East 1/2 of the Northwest 1/4 of the Northeast 1/4, for a distance of 745.70 feet to a set 1/2" iron rod; thence run North 88°16'01" East for a distance of 659.90 feet to the Point of Beginning.

PARCEL C

TOWNSHIP 8 SOUTH, RANGE 22 EAST, ALACHUA COUNTY

SOUTHEAST 1/4 OF THE NORHTEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 6:

Commence at a set 1/2 "iron rod located at the Northeast corner of said Section 6 and run South 01°00'05" East, along the East line of said Section 6, for a distance of 1456.32 feet to a found 3/4" iron pipe located at the Northeast corner of the Southeast 1/4 of the Northeast 1/4 of said Section 6 for the Point of Beginning. From the Point of Beginning thus described run South 88°15'14" West, along the North line of said Southeast 1/4 of Northeast 1/4, for a distance of 659.63 feet to a found 3/4" iron pipe located at the Southwest corner of the East 1/2 of the Northeast 1/4 of the Northeast 1/4 of said Section 6; thence continue South 88°15'14" West, along last said North line, for a distance of 124.79 feet to a set 1/2" iron rod; thence run South 01°45'38" East for a distance of 1155.20 feet to a found 3" X 3" concrete monument located on the Northeasterly R/W line of County Road 1471 (100 foot R/W); thence run South 52°38'54" East, along said R/W line, for a distance of 374.66 feet to a found 5/8" iron rod located at the beginning of a curve concave to the Southwest and having a radius of 1482.66 feet; thence run in a Southeasterly direction along said R/W line and along the arc of said curve as measured along a chord having a bearing of South 35°11'01" East for a chord distance of 889.94 feet to a found 5/8" iron rod located on the East line of said Northeast 1/4 of Southeast 1/4; thence run North 01°43'33" West, along the East line of said Northeast 1/4 of the Southeast 1/4, for a distance of 747.26 feet to a set 1/2" iron rod located at the Northeast corner of said Northeast 1/4 of the Southeast 1/4 and also being the Southeast corner of said Southeast 1/4 of the Northeast 1/4; thence run North 01°38'02" West, along the East line of said Southeast 1/4 of the Northeast 1/4, for a distance of 1386.87 feet to the Point of Beginning.

MEMORANDUM

TO: Governing Board
FROM: Terry E. Demott, Senior Land Resource Coordinator
DATE: December 13, 2010
SUBJECT: Slezak Trust/Holton Creek Inholding Parcel

RECOMMENDATION

Staff requests Governing Board authorization to commence detailed assessment and negotiations for the fee purchase of the 30-acre ± Slezak Trust/Holton Creek Inholding Parcel on the Suwannee River in Hamilton County

BACKGROUND

Through real estate broker Milton Hitson, the Slezak Trust has offered the District their 30-acre parcel of property within the District's Holton Creek Tract.

This property is an identified inholding in the 2010 Florida Forever Work Plan. District staff reviewed the offer and agree it would allow greater public access to Holton Creek with minimal land management issues. It would also eliminate a potential prescriptive easement through District property.

Pending Governing Board approval, staff will research the title and procure appraisals to determine the property's fair market value. After independent appraisal review, market value recommendations will be provided to Board members prior to entering into an agreement for purchase.

gal
attachments

PARCEL ASSESSMENT SUMMARY

TRACT: Holton Creek Addition

SELLER: Richard M. Slezak Trust

RIVER: Suwannee

COUNTY: Hamilton

S-T-R: Section 6, Township 1S, Range 13E

ACREAGE: 30 acres ±

CURRENT ASKING PRICE: \$5,000/acre

RIVER FRONTAGE: 1,600 Feet

WATER RESOURCE VALUES:

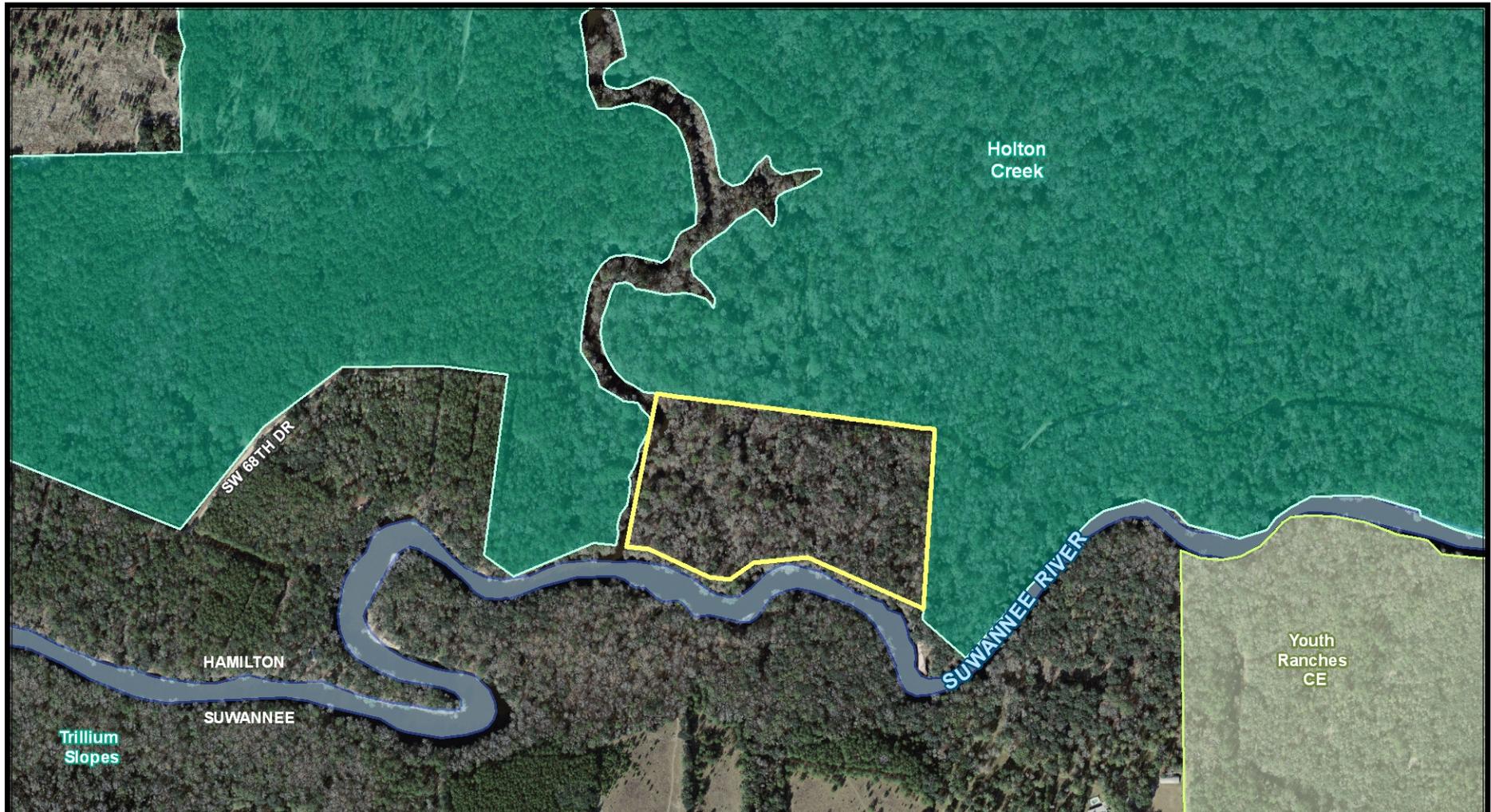
Recharge:	0% (0 acres)
Springs Protection:	100% (30 acres)
Surface Water:	58% (17 acres)
Floodplain:	100% (30 acres)

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

ACCESS: The tract has access through District property.

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

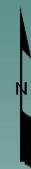
MANAGEMENT ALTERNATIVES: Under the fee purchase the property would be managed to preserve floodplain function, preserve the integrity of the spring run (creek), quality of the forested landscape and recreational opportunities. These parcels would be incorporated with District management activities of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



-  Property Offer Boundary
-  SRWMD Fee Lands
-  SRWMD Conservation Easement

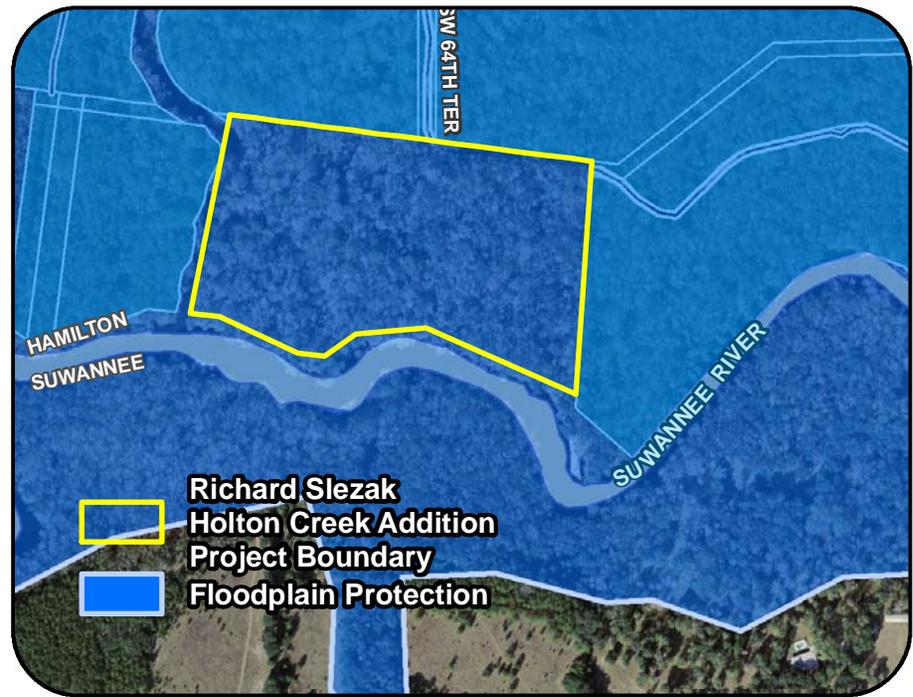
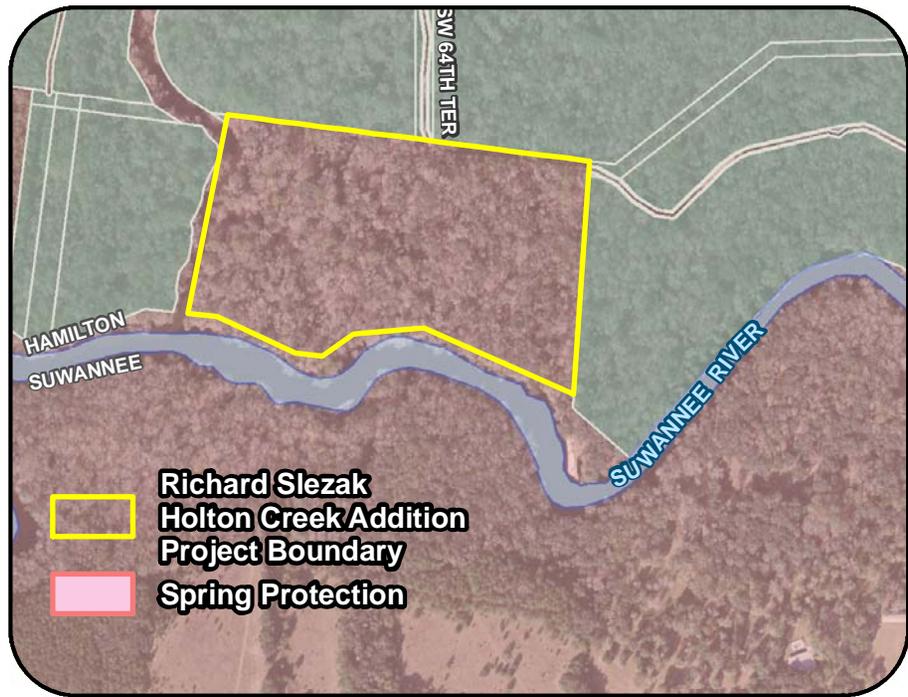


Richard Slezak
Holton Creek Addition
Hamilton County, FL



PIA: TD
 GIS: GH
 PD: 12/10/2010

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MEMORANDUM

TO: Governing Board

FROM: Terry E. Demott, Senior Land Resource Coordinator

DATE: December 15, 2010

RE: Approval and Execution a Lease Extension to Suwannee Water and Sewer District

RECOMMENDATION

Staff recommends approval and execution of an amendment to Contract 96/97-056 extending the expiration date of the lease to Suwannee Water and Sewer District.

BACKGROUND

On December 24, 1997, the District purchased a 312-acre tract from Joe Anderson for a Quality Communities project near the Town of Suwannee. Subsequently, a lease agreement of the property to Suwannee Water and Sewer District (SWSD) was for 50 years, expiring on September 4, 2047.

SWSD is in the process of applying for a loan with Rural Development to construct a new water distribution system. As a condition of closing the loan, Rural Development is requiring control of the property for at least the expected service life of the new facilities. Accordingly, SWSD is requesting extension of the expiration date of the lease to September 4, 2052.

/gal
Contract 96/97-056

MEMORANDUM

TO: Governing Board
FROM: Bob Heeke, Sr. Land Resources Manager
DATE: November 18, 2010
RE: Amendment to Contract 01/02-121 with Florida State University, Florida Natural Areas Inventory, for Rare Species Inventory and Natural Community Mapping

RECOMMENDATION

Staff recommends authorizing the Executive Director to execute an amendment to Contract 01/02-121 with Florida State University for an amount not to exceed \$40,000 for FY 2011.

BACKGROUND

Florida State University, through Florida Natural Areas Inventory (FNAI), has been doing this work for the past 11 years. The first three years FNAI was selected through a competitive selection process. The District is encouraged, by statute, to utilize the State universities for projects where they may provide assistance.

The baseline assessment inventory work this year is slated for 574 acres on two tracts that were acquired in FY 2010. Deliverables include data on presence or absence of rare or exotic species and natural community categorizing and mapping. In addition, an updated natural community inventory is scheduled at the Mallory Swamp Tract where extensive ecological restoration has occurred over the past six years.

Natural community data is used for all decision making in the management plan process. Funding for this project is included in the FY 2011 budget.

gal
SRWMD Contract # 01/02-121

MEMORANDUM

TO: Governing Board
FROM: Scott Gregor, Natural Resource Specialist
DATE: December 7, 2010
RE: Amendment to Contract 08/09-045 with The Forestry Company for Prescribed Fire Management Services and Wetland Roller Chopping

RECOMMENDATION

Staff recommends amending Contract 08/09-045 with The Forestry Company. This amendment would add \$56,732 to conduct roller chopping, prescribed burning and fire-line installation activities on approximately 384 acres of the Land addition in Mallory Swamp.

BACKGROUND

After the acquisition of the 785-acre Land tract in Mallory Swamp in 2007, funding was secured through a cooperative agreement with the United States Department of Agriculture/Natural Resources Conservation Service (NRCS) to implement restoration activities on the property. Under this cost-share agreement the amount contributed by NRCS would not exceed \$124,125 (75%) and the amount contributed by the District would not exceed \$41,375 (25%). The current balance of the cost-share amount to be provided by NRCS is \$56,732. The District's portion of the cost share will be made up by FY 2011 reforestation practices and any future prescribed burning activities. Although these expenditures were part of the 2007 agreement with NRCS, funding was uncertain at the time of contract renewal with The Forestry Company and was not included in their contract or the FY 2011 budget.

These activities will coincide with the on-going land management services being conducted on the entire Mallory Swamp tract. Roller chopping and prescribed burning are some of the most important restoration activities occurring in Mallory Swamp. These practices are instrumental in helping the District meet its vegetation restoration goals as well as protecting against the damaging effects of wildfire.

Funding would be an addition to funds that were approved by the Governing Board for the FY 2011 budget.

gal
Contracts 08/09-045, 06/07-237

MEMORANDUM

TO: Governing Board

FROM: Gwen Lord, Business Resource Specialist IV

DATE: December 14, 2010

RE: 2011 Florida Forever Work Plan

RECOMMENDATION

There is no recommendation at this time.

BACKGROUND

A public hearing regarding the 2011 Florida Forever Work Plan has been noticed for the January 11, 2011, Governing Board meeting. This will provide opportunity for public comment regarding the 2011 update to the work plan. Final adoption is scheduled for the February 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 tenth annual update of the original 2001 Florida Forever Work Plan.

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MEMORANDUM

TO: Governing Board

FROM: Terry Demott, Sr. Land Resource Coordinator

DATE: December 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 January 11, 2011 Governing Board meeting.

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007-0003

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. The survey and environmental baseline inventory are nearing completion. A January 20, 2011, closing is anticipated for this conservation easement.
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. Closing took place on December 10, 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 is underway with draft appraisals due by December 30, 2010.

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 is nearing completion, and terms of an easement have been agreed to with the landowners. Legal counsel is finalizing the conservation easement document in preparation for appraisal.
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, 2010, 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. Governing Board approval of this acquisition is on the January 2011 meeting agenda.
Rock Bluff Springs Co. LLC/Rock Bluff Spring Gilchrist County 176 acres ±	On November 14, 2010, the Governing Board approved a detailed assessment. A title search and review is underway, and staff is confirming the owner's price expectations before ordering full valuation and appraisal.
Hartzog, Grady and Honor/Stuart's Landing Conservation Easement Suwannee County 82 acres ±	On November 14, 2010, the Governing Board approved a detailed assessment. A title search and review is underway, and staff is reviewing protection terms for a conservation easement with the landowner.

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 of Group III Land Sales are complete and the parcels are listed with Daniel Crapps Agency, Poole Realty and Don King Realty. A request for a zoning change on the Westwood West Tract is underway.

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	6/14/2010	7/12/2010	Fee \$123,750		
1	Owens Spring	77	Lafayette	03/1999	P2000	6/14/2010	7/12/2010	Fee w/all timber \$330,000 w/20% timber \$277,200		
1	Westwood West	320	Madison	12/1988	WMLTF	6/14/2010	7/12/2010	Fee entire tract \$751,300 80-acre parcels \$194,425		
1	Blue Sink	79	Suwannee	12/1988	WMLTF	6/14/2010	7/12/2010	Fee entire parcel \$281,600 40-acre parcels \$154,000		
2	Jennings Bluff	70	Hamilton	02/1989	WMLTF	7/30/2010	8/16/2010	Fee entire tract \$215,600		
2	Adams South	60	Lafayette	05/1990	WMLTF	7/30/2010	8/16/2010	Fee entire tract \$191,400		
3	Hunter Creek	120	Hamilton	09/2002	P2000		11/18/2010	Fee (3 parcels) \$343,200 Conservation Easement (3 parcels) \$243,100		
3	Santa Fe Oasis	110	Gilchrist	06/1995	P2000	8/27/2010		Removed from Surplus action		

Group #	Tract Name	Acres	County	Acquired Date	Funding Source	Appraisal Date	Listing Date	Listing Price	Sale Date	Sale Price
3	Steinhatchee Rise	42	Dixie	02/1996	P2000	8/27/2010	11/18/2010	Fee entire tract \$126,940 Conservation easement \$97,020		
3	Timber River	1	Madison	03/1998	WMLTF	8/27/2010	11/18/2010	Fee entire tract \$10,780		
3	Falmouth North (8 lots)	6	Suwannee	04/1998	WMLTF	8/27/2010	11/18/2010	Fee entire tract (8 lots \$52,030		

MEMORANDUM

TO: Governing Board
FROM: Bob Heeke, Senior Land Resources Manager
DATE: December 13, 2010
SUBJECT: Land Management Activity Report

ADMINISTRATION

Two conservation easements were visited for compliance with terms of the document. Both properties are being well managed for their intended purposes, and neither was out of compliance. Those inspected were:

Conservation Easement	County
Ragans	Jefferson and Madison Counties
Bailey Brothers	Dixie County

As part of the Suwannee County School Board's Work Force Development Grant teachers have shadowed District staff out in the field. This will enable the teachers to take their experiences into the classroom and relate how academics would apply to students' future careers.

FACILITY MANAGEMENT

Gates and fence detail have been installed at Falmouth Springs, Grady and Hatchbend Tracts by District staff and contractors.

Road work by District staff and contractors continues at the Holton Creek and Tyree Tracts.

District staff assisted a Boy Scout from Troop 597 in Live Oak with an Eagle Scout Project. Three nesting boxes for America Kestrels were built and placed on the Mattair Springs Tract. The America Kestrel is a listed species.

District staff and volunteers from the Spirit of Suwannee Music Park marked an additional three miles of multi-use trail on the Fox Trail Tract. The trails will be used primarily for horseback riding.

The 2010 Great Suwannee River Cleanup sponsored by Current Problems and the Suwannee River Wilderness Trail has been completed. Current Problems is

assembling a report on the cleanup activities. The last estimate was over 21,000 pounds of trash had been removed from the river.

NATURAL RESOURCE MANAGEMENT

Contractors have completed tree seedling planting on four District Tracts. Approximately 226,000 containerized longleaf pine seedlings were planted across 370 acres on the Cabbage Creek, Mattair Springs, and Steinhatchee Rise Tracts. At the Cabbage Grove Tract, 100 flowering crabapple seedlings were hand planted. These hardwood seedlings were planted to mitigate for damage to existing hardwoods during previous land management operations on that 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	90%
09/10-022	2010	Steinhatchee #3	TFC	11/30/2009	21,603	45%
09/10-051	2010	Steinhatchee #4	TFC	3/3/2010	8,923	Complete
09/10-070	2010	Steinhatchee #5	TFC	4/23/2010	13,728	Complete
09/10-085	2010	Westwoods #2 Lump Sum	DOF/TRSF	6/7/2010	24,479	30%
09/10-128	2010	Black Tract #2 Lump Sum	DOF/TRSF	7/20/2010	3,530	Complete
09/10-129	2010	Steinhatchee #7	TFC	7/23/2010	12,007	5%
09/10-137	2010	Steinhatchee #6	TFC	8/20/2010	13,919	0%
Proposed	2011	Owens Springs #1	NRPS	12/2010	11,230	

The Steinhatchee Springs #4 timber sale is complete. Timber was harvested on approximately 153 acres in Lafayette County by Williams Timber under Contract 09/10-051 and supervised by The Forestry Company. This timber thinning operation began June 2, 2010 and was completed November 16, 2010.

Product	Harvest (Tons)		Product Prices \$/Ton	Income (\$)	
	Originally Cruised	Actually Harvested		Originally Cruised	Actually Harvested
Pine Pulpwood*	7,742.30	7,116.97	\$12.07	\$93,449.56	\$85,901.83
Pine CNS	864.60	1,451.07	\$15.00	\$12,969.00	\$21,766.05
Total	8,606.90	8,568.04		\$106,418.56	\$107,667.88
% Estimate		99.55%			101.17%

* Topwood included with Pine Pulpwood

PUBLIC RECREATION SERVICES

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
14	3	0	0	0	17

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008-00025

MEMORANDUM

TO: Governing Board
FROM: Brian Kauffman, Facilities Director
DATE: December 16, 2010
RE: R. O. Ranch Equestrian Park Monthly Activity Report

The Suwannee River Water Management District Governing Board held their December 14, 2010 meeting at the R. O. Ranch Visitor Center, followed by a luncheon that included the Lafayette County elected officials as guests. The R. O. Ranch Board of Directors held their monthly board meeting at the Visitor Center immediately afterward. Three members of the public attended the R. O. Board meeting. Major items discussed by the Board included the park coordinator position and general liability insurance for the park.

Many positive comments on the Visitor Center were received during the Governing Board meeting. Everyone was very pleased with the construction and decorations. Much work went into preparing the building for the meeting including construction of the parking lot and sidewalks, fencing, landscape timbers, and computer installation.

McInnis Construction is approximately 80 percent complete with construction of the bath house. The metal roof has been installed, and both inside and outside walls have been painted. The ceiling has been insulated, and the contractor is currently installing the Hardie board ceiling.

The water system to the Visitor Center is complete. Staff has been busy with daily sampling of the raw water as required by the Department of Environmental Protection.

The District's inmate crew continued to work on the aluminum bridge culverts. Both culverts are now installed and backfill is in place. The crew also helped prepare the Visitor Center for the Governing Board meeting by leveling the top soil, planting rye grass and installing the parking bumpers.

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023-00010