

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: Richard Rocco, Real Estate Coordinator  
DATE: January 10, 2011  
SUBJECT: Rawls Family Trust/Rocky Creek Conservation Easement

### RECOMMENDATION

Staff requests approval from the Governing Board to commence negotiations and initiate a detailed assessment for a conservation easement on the Rawls Family Trust/Rocky Creek Conservation Easement on the Santa Fe River in Alachua and Bradford Counties.

### BACKGROUND

This conservation easement is bordered on its entire east boundary by the 167-acre Santa Fe River Hammock Conservation Easement. Its north end adjoins the 439-acre River Creek Preserve approved Florida Communities Trust project. The property contains 1.6 miles of river corridor and 75 acres of floodplain hardwood forests in the 100-year floodplain of the Santa Fe River.

The Rawls originally offered their entire 517-acre farm with 2 homes, 3 barns, 2 equipment buildings, 12-stall stable, buried irrigated cropland, sod farm and cattle operation. After meeting with John and Cindy Rawls it was agreed this 87 acres best meets the immediate protection needs of the Santa Fe River.

With Board authorization, staff will refine the details of a conservation easement with the landowners and proceed with appraisals to establish the property's fair market value. The appraisals will form the basis for any future negotiations. Staff will return to the Board with any future recommendation for purchase.

/gal

## PARCEL ASSESSMENT SUMMARY

TRACT: Rocky Creek Conservation Easement

SELLER: Rawls Family Trust; John and Cindy Rawls, Trustees

RIVER: Santa Fe

COUNTY: Alachua and Bradford

S-T-R: S 3, 10; T 7 South; R 19 East

ACREAGE: 87 acres +/-

FRONTAGE:

Feet: 8,394

Miles: 1.6

WATER RESOURCE VALUES:

100-Year Floodplain: 86% (75.11 acres)

Surfacewater Protection: 30% (26.67 acres)

Recharge: 0% (0 acres)

Springs Protection: 0% (0 acres)

ACQUISITION PLANNING STATUS: The property falls within the Rocky Creek Conservation Area of the Upper Santa Fe Planning Area and adjoins an identified acquisition project area of the 2011 Florida Forever Work Plan.

TRACT DESCRIPTION: The property is located 1 mile southeast of Worthington Springs and the New River confluence with the Santa Fe River. A floodplain forest occupies the river frontage with an open canopy of mixed pine hardwood within the limits of the 100- year floodplain.

ACCESS: The property will be reached by private easement from State Road 121

OTHER INTERESTS: John and Cindy Rawls have their principal residence on the extreme south end of the property. Under a conservation easement this would be the only allowable dwelling over the entire acreage.

CONSERVATION EASEMENT INTERESTS: A conservation easement is proposed for the entire property and will transfer all future development and subdivision rights. The landowner will retain hunting and recreational rights over the entire property and the right to maintain their principal residence. The easement will convey all hardwood and floodplain cypress forests over the entire acreage and they will be perpetually protected from harvest or conversion.

MANAGEMENT ALTERNATIVES: Landowner will continue multiple use management for natural community restoration, water resource protection and

wildlife management. The District will conduct annual reviews of these activities under an approved forest management plan.

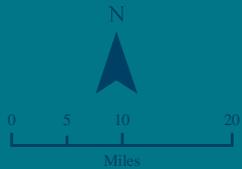
ASKING PRICE: Owner is seeking \$2,200 per acre or the appraised fair market value of the conservation easement.

**Rawls Family Trust  
Rocky Creek  
Conservation  
Easement  
Alachua & Bradford  
Counties, 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.



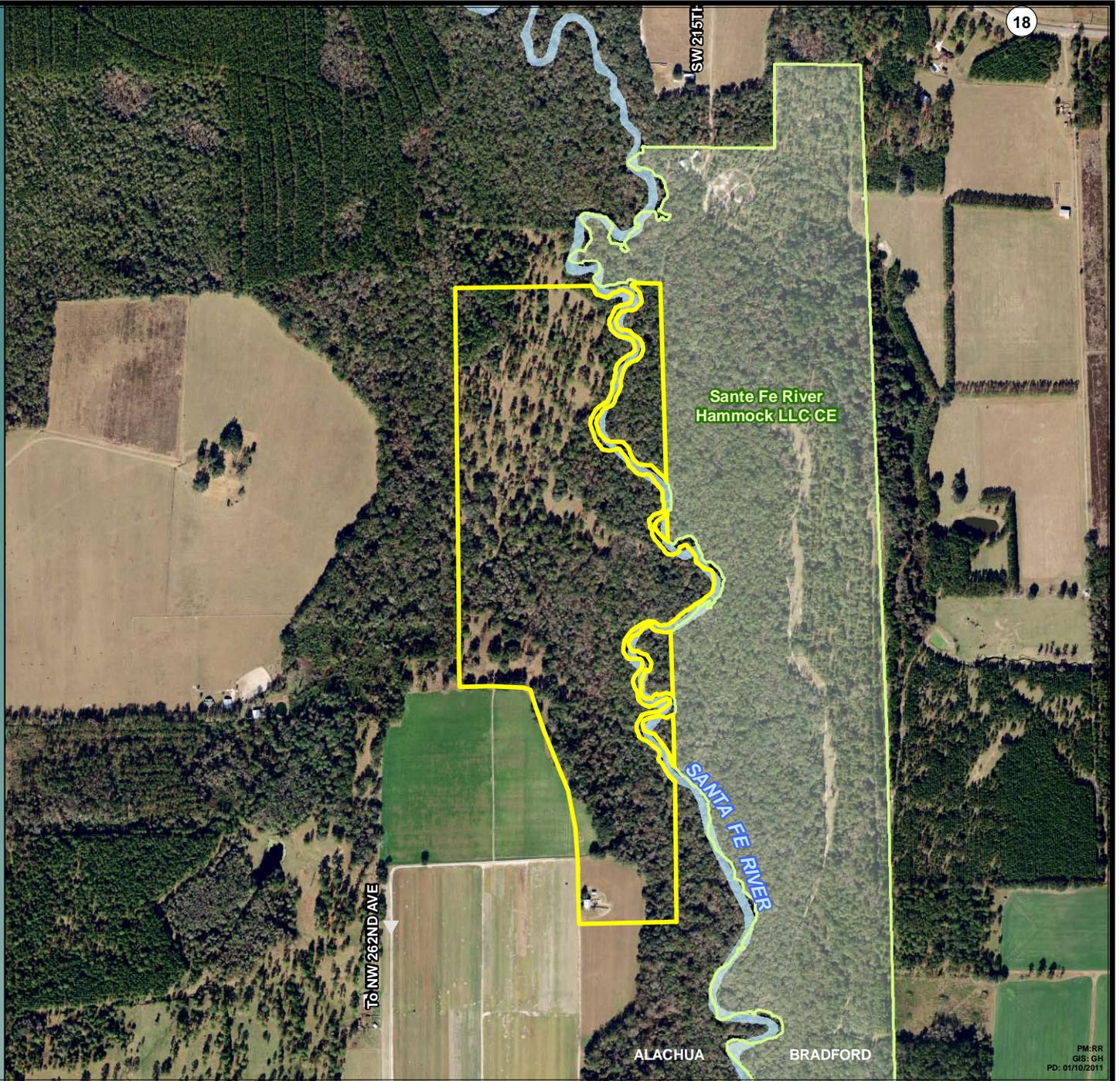
# Rawls Family Trust

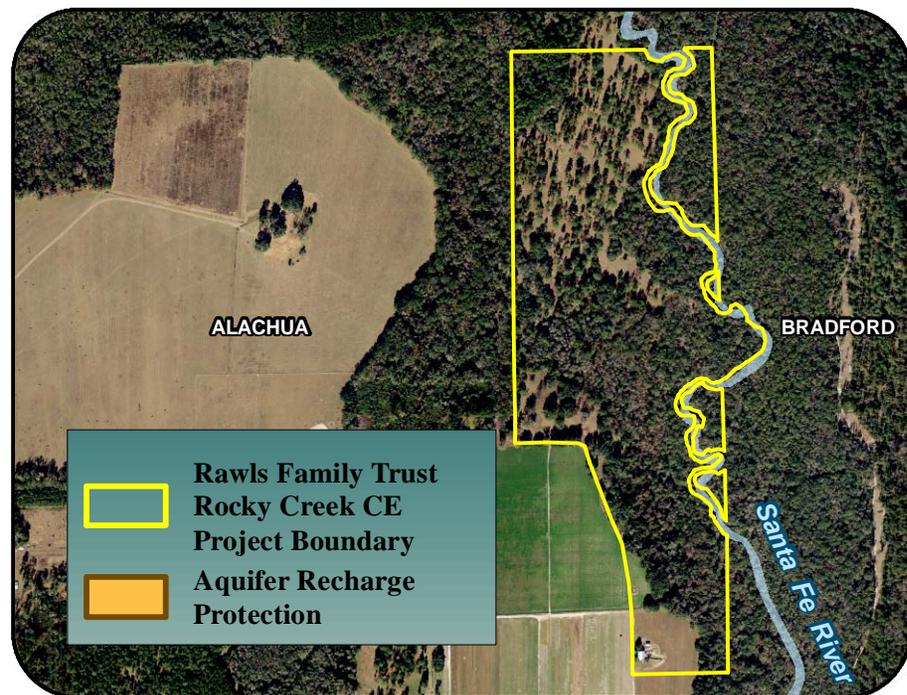
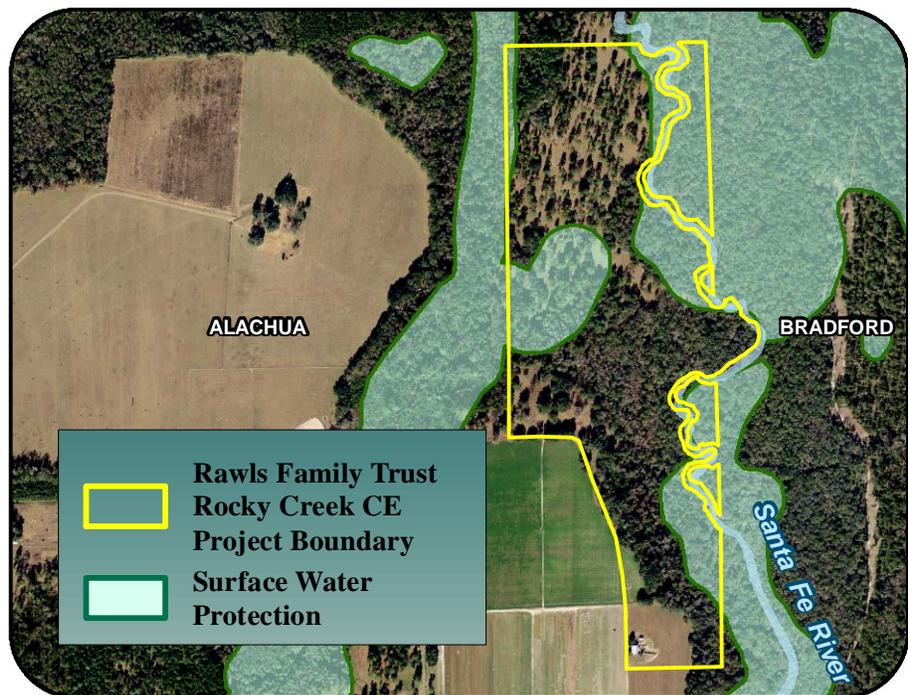
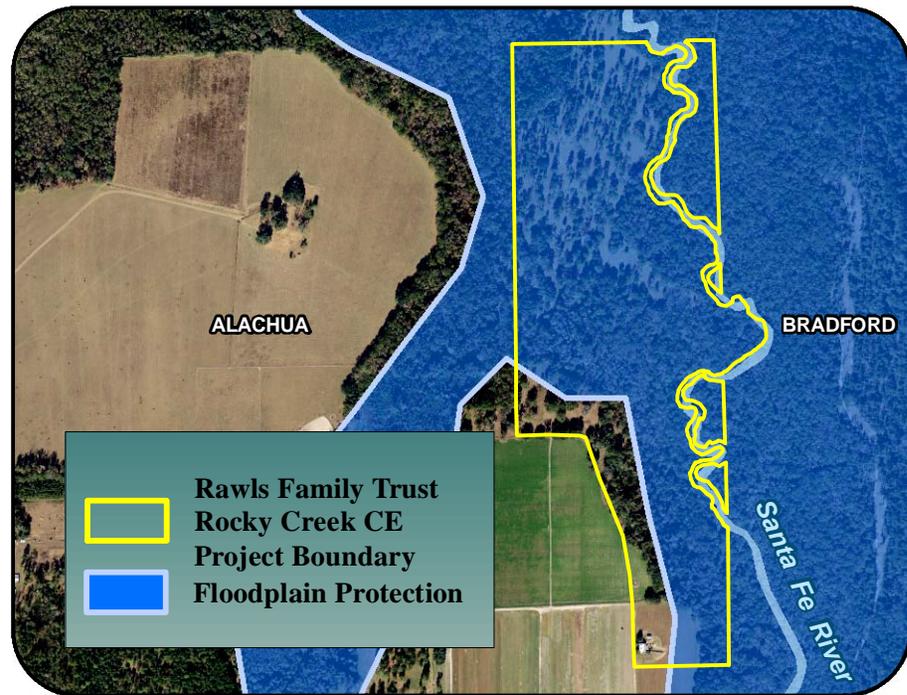
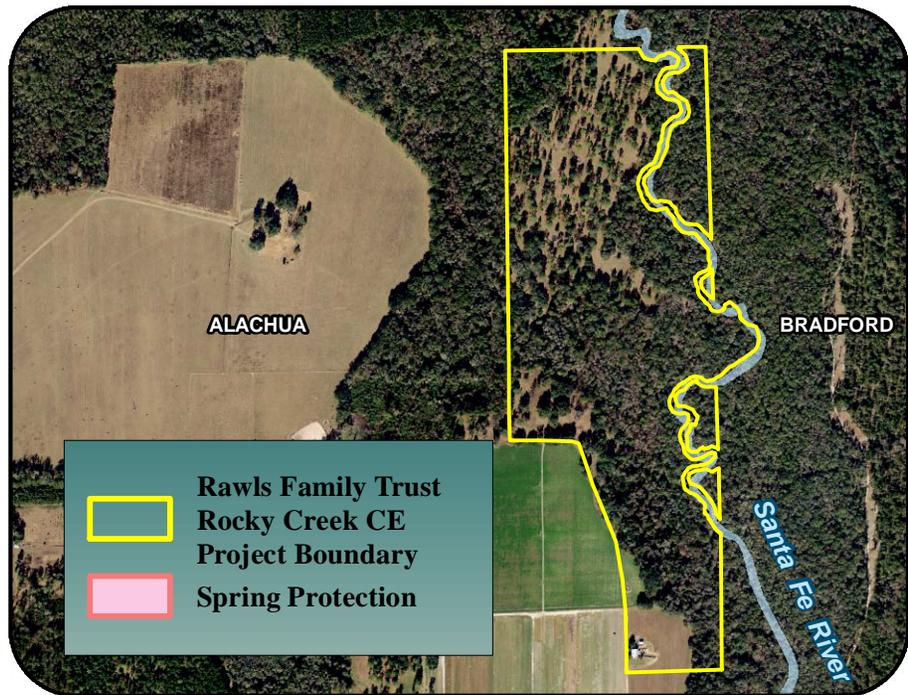
## Rocky Creek Conservation Easement Alachua & Bradford Counties, FL

-  Project Boundary
-  SRWMD CE
-  Hydrography



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## MEMORANDUM

TO: Governing Board  
FROM: Gwen Lord, Business Resource Specialist IV  
DATE: January 10, 2011  
RE: 2011 Florida Forever Work Plan

### RECOMMENDATION

**Staff recommends approval of the Florida Forever Work Plan 2011 Update as presented to the Governing Board.**

### BACKGROUND

The Florida Forever Work Plan summarizes funding and completed projects during the previous planning periods and presents modifications and additions for the upcoming period. Upon approval of the Workplan by the Governing Board; it is then 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.

A public hearing regarding the 2011 Florida Forever Work Plan was held during the January 11, 2011, Governing Board meeting. No comments from the public have been received.

gal

## MEMORANDUM

TO: Governing Board

FROM: Terry Demott, Sr. Land Resource Coordinator

DATE: January 19, 2011

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 February 8, 2011 Governing Board meeting.

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007-0003

<b>PROJECTS UNDER CONTRACT</b>	<b>STATUS</b>
Sante Fe River Hammock LLC/ Santa Fe River Hammock CE Bradford County 167 acres ±	Survey and environmental baseline inventory are being finalized. Purchase and closing of the conservation easement is scheduled for January 26, 2011.
<b>APPROVED PROJECTS</b>	<b>STATUS</b>
Andrews Family 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 these properties. Terms of the conservation easement have been settled, a title search has been requested and appraisal bids were received on January 18, 2011.
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. The timber appraisal has been completed and overall values are expected by January 25, 2011.
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. The timber appraisal has been completed and overall values are expected by January 25, 2011.
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 ±	Appraisal of the conservation easement is set for completion by January 25, 2011.
Nyman, George and Sharon Suwannee River Oaks CE Gilchrist County 312 acres ±	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. Valuation of timber on the property is under way.

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. The first draft of the land valuation appraisals are set for completion by January 25, 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. Approval for acquisition of this parcel was received at the January 11, 2011 meeting.
Rock Bluff Springs Co. LLC/Rock Bluff Spring Gilchrist County 176 acres ±	On November 14, 2010 the Governing Board approved detailed assessment of this parcel. Staff confirmed the owner's price expectations, and title review is nearing completion. A request for bids for appraisal is being prepared.
Hartzog, Grady and Honor/Stuart's Landing Conservation Easement Suwannee County 82 acres ±	On November 14, 2010 the Governing Board approved a detailed assessment of this parcel. A title search and review is underway, and staff is reviewing protection terms for a conservation easement with the landowner.

<b>SURPLUS LANDS</b>	<b>STATUS</b>
	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
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/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
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: January 10, 2011  
SUBJECT: Land Management Activity Report

ADMINISTRATION

Annual inspection of the 32,000-acre California Swamp conservation easement in Dixie County was conducted. The property was found to be in compliance with the original terms and conditions of the easement.

The 2010 Great Suwannee River Cleanup sponsored by Current Problems and the Suwannee River Wilderness Trail has been completed. The final estimate of trash removed from the river is over 29,000 pounds.

FACILITY MANAGEMENT

Road work at Holton Creek and Tyree Tracts has been completed. District staff and contractors are now working on roads in Jefferson County on Goose Pasture and Jones Mill Creek.

Gates and fence detail have been installed at the Jennings Sprayfield Tract.

PUBLIC RECREATION SERVICES

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

River Camp	Day Users	Overnight Users	Total	2010 Total Overnight Users
Woods Ferry		103	103	765
Holton Creek		46	46	1,068
Dowling Park	12	9	21	1,635
Peacock Slough	19	36	55	801
Adams Tract		79	79	526
Total	31	273	304	4,795

The following table shows special use authorizations issued during the last month:

Recreation	Temporary Ingress & Egress	Mallory Swamp ATV Trail <sup>1</sup>	RO Ranch	Goose Pasture Camping <sup>1</sup>	Total
7	2	0	15	0	24

<sup>1</sup>The Mallory Swamp ATV trail and the camp area at Goose Pasture are closed during general gun season.

#### NATURAL RESOURCE MANAGEMENT

Contractors completed planting longleaf pine seedlings on the Seven Bridges, 47 Bridge, and Jennings Bluff tracts for a total of 127,000 longleaf pine seedlings on approximately 210 acres. Planting was also completed on the Mallory Swamp Tract: approximately 84 acres were planted with 51,000 longleaf pine seedlings, and approximately 488 acres were planted with 354,000 slash pine seedlings. Only the Lake City Well Field Tract (235 acres ±) remains to complete District FY2011 reforestation plans.

Approximately 400 acres at Jones Mill Creek in Jefferson County and 105 acres at Little River in Suwannee County are being prepared for timber thinning this fiscal year.

#### Timber Sale Report

Contract #	Fiscal Year	Timber Sale	Consultant	Sale Date	Estimated Tons	Harvest Complete
08/09-193	2009	Steinhatchee #2	TFC	9/29/2009	16,174	99%
09/10-022	2010	Steinhatchee #3	TFC	11/30/2009	21,603	70%
09/10-137	2010	Steinhatchee #6	TFC	8/20/2010	13,919	10%
09/10-129	2010	Steinhatchee #7	TFC	7/23/2010	12,007	10%
09/10-085	2010	Westwoods #2 Lump Sum	DOF/TRSF	6/7/2010	24,479	30%
10/11-038	2011	Owens Spring #1	NRPS	12/15/2010	11,230	15%

Prescribed Burn

**Summary Table FY 2011**

	<b>2011 Target Acres</b>	<b>Acres Complete</b>
SRWMD	8,500	5,432
DOF TRSF	2,000	0
<b>TOTAL</b>	<b>10,500</b>	<b>5,432</b>

Contractors conducting prescribed burns on 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 a crew to burn additional acres on both District tracts and Twin Rivers State Forest.

**Prescribed Burn Activity Table (October-December 2010)**

TRACT	COUNTY	WFS	NRPS	TFC	B&BD	DOF	DOF	Total Acres	Total Wildfire Acres
						COOP	TRSF		
Mallory Swamp	Lafayette			2,284	1,706			3,990	
Seven Bridges	Jefferson			97				97	
Cabbage Creek	Taylor	1,026						1,026	
Natural Well Branch	Taylor	100						100	
Mattair Springs	Suwannee		80					80	
47 Bridge	Gilchrist		139					139	
Woods Ferry	Suwannee								12
<i>Sub-total</i>		1,126	219	2,381	1,706	0	0	5,432	12
<i>Previous Acres Burned</i>									
<b>Total Acres</b>		<b>1,126</b>	<b>219</b>	<b>2,381</b>	<b>1,706</b>	<b>0</b>	<b>0</b>	<b>5,432</b>	<b>12</b>

Dry conditions have persisted since the beginning of Fiscal Year 2011, which means burn managers have been limited in the areas they could safely burn. Many areas contain organic (duff) soils that when dry can ignite and increase the risk of duff fires, long-term smoke management issues, and potential tree mortality. Persistent dry conditions also limit the ability of natural drains (creeks, wetlands, etc.) to stop fire and can increase the risk of fire spotting across plowed control lines. These conditions can also stress timber over the long term which can make it more susceptible to bug infestation following a burn.

During this dry period, burning has been focused on sandy sites that do not contain duff soils and in Mallory Swamp where soil moisture is often higher than

surrounding areas. Burning in Mallory Swamp was especially successful during this period. Contractors safely conducted two large aerial (helicopter) burns which helped reduce the backlog of unburned acres on this tract. No burning was conducted in Mallory Swamp last year because conditions were too wet. The Florida Division of Forestry (FLDOF) also provided valuable assistance during these aerial burn operations by providing personnel and equipment. This cooperation between FLDOF and the District will continue to be beneficial as aerial burning becomes more prevalent.

One wildfire was documented on District land during the report period. The fire was approximately 12 acres in size and located on the Woods Ferry Tract in Suwannee County. FLDOF reported the cause to be unknown. Because of dry conditions, some duff ignition occurred during this fire, but these areas were mopped up by FLDOF personnel.

gal  
008-00025

## MEMORANDUM

TO: Governing Board  
FROM: Brian Kauffman, Facilities Director  
DATE: January 11, 2011  
RE: R. O. Ranch Equestrian Park Monthly Activity Report

The R. O. Ranch Board of Directors held their monthly meeting on January 6, 2011 at the Morgan Field Office. General liability insurance was the main topic of the meeting. Representatives from the Erwin Insurance Agency of Chiefland, Inc. and Bass Underwriters, Inc. provided the Board with options on coverage. The Board voted to accept the quote offered by Burlington Insurance Company subject to the review of counsel. That review is still underway. The Board reviewed the revised Agreement for Management and Operations, but postponed action due to the absence of the Chair and Vice-chair.

The Board also welcomed Alan Frierson as the new park coordinator. Alan began work on January 10, 2011 as a contract employee through Tri-State Employment Service, Inc.

To help with security at the park, the Board requested a security system be installed at the rental lodge. Security First from Branford, Florida, was contracted to do the installation and monitoring. The security system at the Visitor Center has been activated.

The R. O. Park participated in the Mayo Christmas Parade sponsored by the Lafayette County Chamber of Commerce On December 12, 2010. The Park provided the mules and wagon to carry Santa Claus. After the parade, 200 children were waiting in line to climb up on the wagon to sit in Santa's lap. Santa gave a small gift provided by the chamber to each child.

McInnis Construction is approximately 90 percent complete with construction of the bath house. The electrical and plumbing contractors are finishing their trim work.

Staff is working with contractors to finish the picnic and horse stall areas at the six remaining campsites.

The District's inmate crew is installing tie posts and fire rings at each campsite. They also disassembled the sleigh/wagon after the parade. The crew has been down to one or two inmates for the last few weeks; however, we should have a full five-man crew soon.

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023-00010