

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: September 26, 2011  
SUBJECT: Detailed Assessment of Steffen/Alligator Creek Parcel

### RECOMMENDATION

**Staff requests Governing Board authorization to commence detailed assessment and negotiations for the fee purchase of the 15-acre ± John, Debora and Maria Steffen parcel near Alligator Creek in Bradford County.**

### BACKGROUND

The Steffen property would be part of the Alligator Creek restoration project, which is expected to be funded from the Florida Department of Transportation (FDOT). Florida Statute 373.4137 identifies an environmental mitigation process for transportation projects. The statute requires that wetland mitigation for transportation projects be accomplished through regional, long-term planning instead of on a project-by-project basis. The statute also requires that FDOT fund the mitigation and the District carry out the plans. This mitigation is for construction of the Starke bypass and is part of the mitigation plan approved by the Governing Board in February 2011.

This parcel contains remnant flowage beds of Alligator Creek, and restoration would allow for a more natural flow of the creek. The Steffen property is landlocked, but has adjacency to the Edwards Bottomland area owned by the City of Starke that is also projected to be a part of the restoration project. At a later date, the District may consider conveying this property to the City of Starke, possibly retaining a conservation easement.

Pending Governing Board approval, staff will research the title and procure appraisals to determine the property's fair market value. Pending 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: Alligator Creek

SELLERS: John, Debora and Marie Steffen

COUNTY: Bradford

ACREAGE: 15 acres +/-

### WATER RESOURCE VALUES:

100-Year Floodplain: 0%

Surfacewater Protection: 60% (9 acres)

Recharge: 0%

Springs Protection: 0%

TRACT DESCRIPTION: The tract has been harvested of all merchantable trees and now contains a cypress, gum overstory. A number of exotic species are on the tract including tallow, chinaberry and climbing fern. Several remnant flowage channels braid through the property as part of the Alligator Creek system before it was dredged.

ACCESS: The property is accessed only through the KOA campground, but lies adjacent to City of Starke property.

OUTSTANDING INTERESTS: No outstanding interests are reported at this time.

MANAGEMENT ALTERNATIVES: This property would be used as an additional mitigation site for restoration of Alligator Creek.

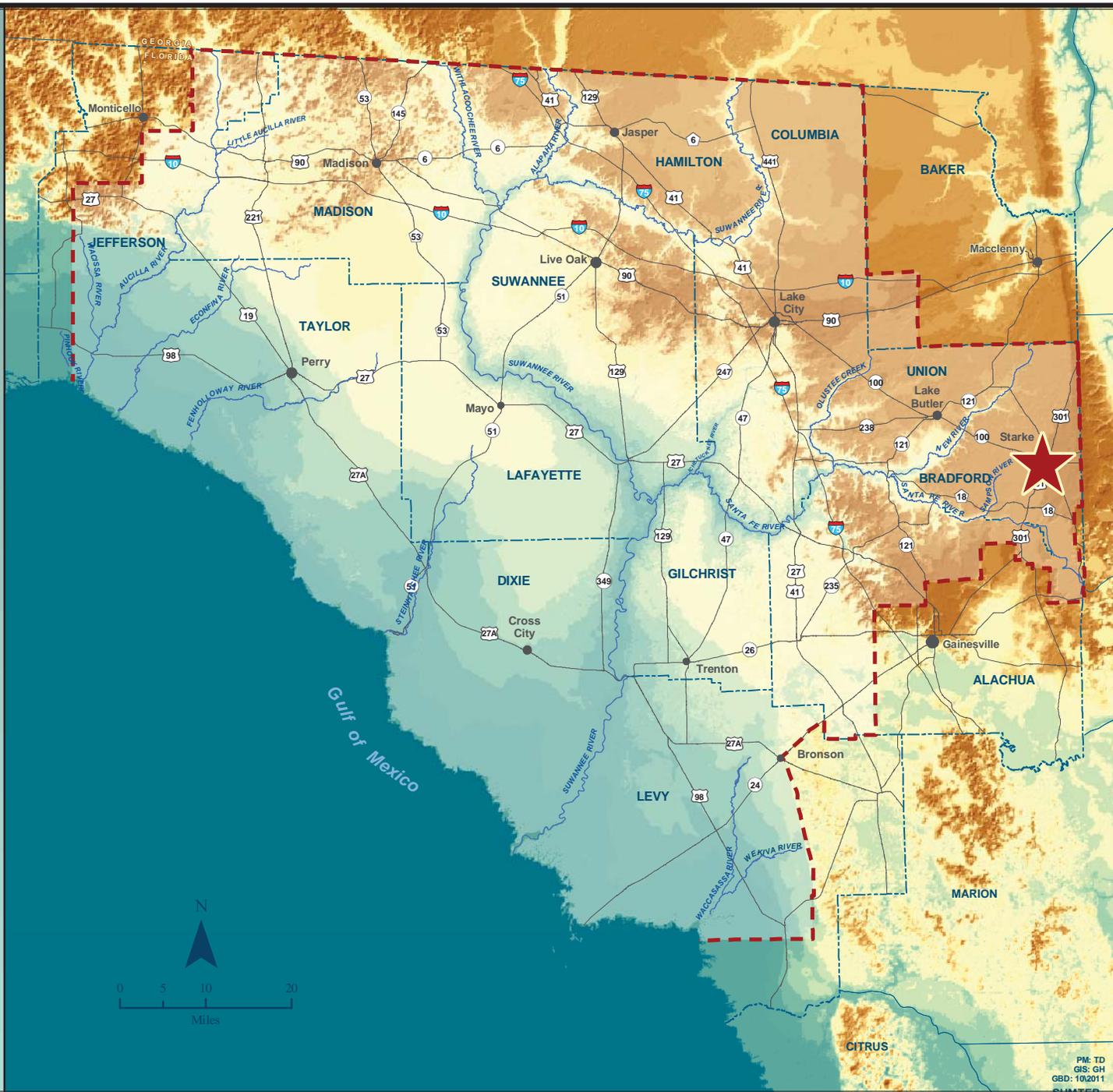
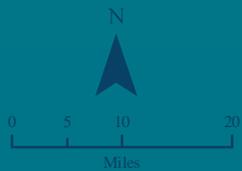
FUNDING: Acquisition of this property is slated to come from DOT mitigation funds granted to the District as compensation for the projected US 301 bypass around Starke.

# Steffen Alligator Creek Bradford 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  
GBD: 10/2011  
SUMTER

**Steffen  
Alligator Creek  
Bradford County  
Florida**

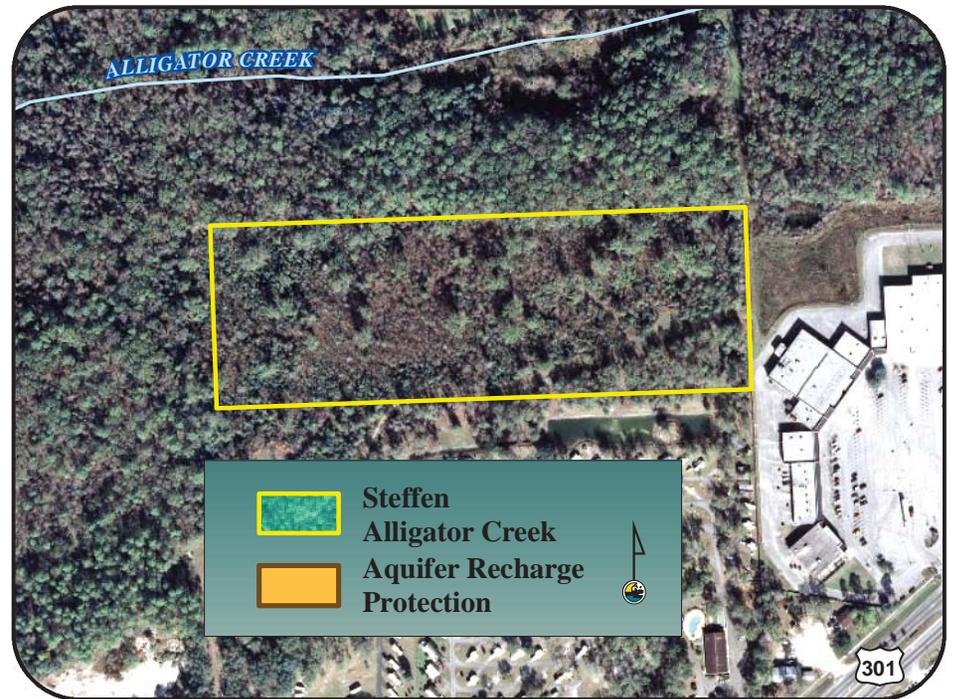
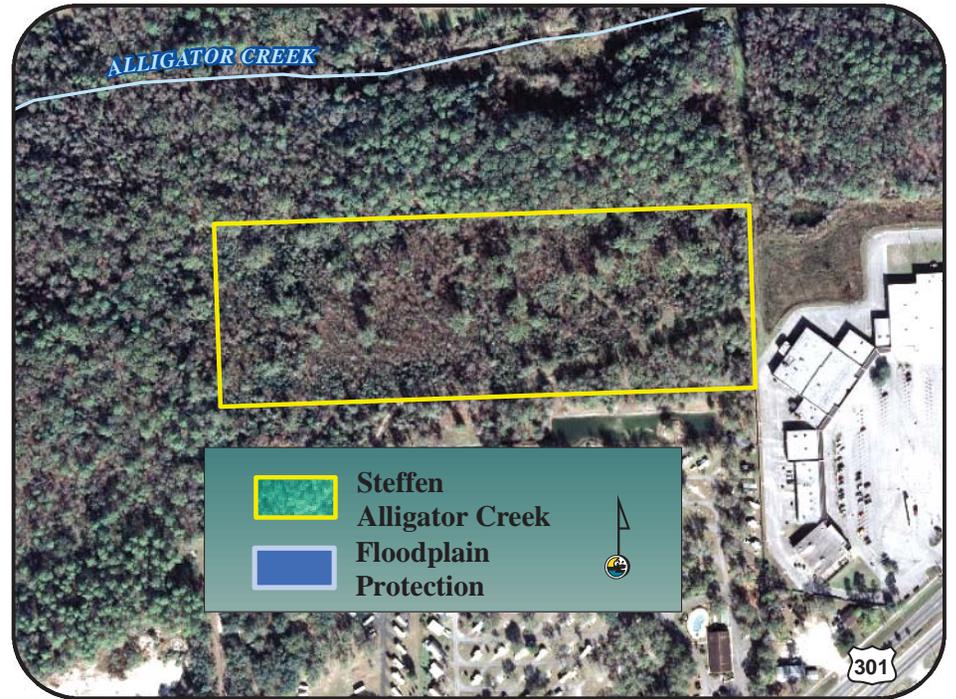
 **Steffen  
Property**



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. Bradford 2009 NC 1FT Imagery.



PM: TD  
GIS: GH  
GED: 10/2011



MEMORANDUM

TO: Governing Board  
FROM: Terry E. Demott, Senior Land Resource Coordinator  
DATE: September 26, 2011  
RE: Conveyance of Parcels to Alachua County, the City of Chiefland, the City of Cross City, and the Suwannee Water & Sewer District

RECOMMENDATION

**Staff recommends approval and execution of Resolution Numbers 2011-22, 2011-23, 2011-24 and 2011-25 declaring parcels in Alachua County, the city of Chiefland, the town of Cross City and Dixie County as surplus property, no longer needed for District purposes and allowing the conveyance of the properties to Alachua County, city of Chiefland, town of Cross City and Suwannee Water & Sewer District at no charge.**

BACKGROUND

At the July 2011 Governing Board meeting staff was given direction to contact representatives of units of local government concerning the conveyance of District property on which they have assumed management and/or placed infrastructure. To date, three municipalities and one special district have agreed to accept the offered properties without charge except for attorney's costs and recording.

<b>Tract Name</b>	<b>Acres</b>	<b>County</b>	<b>Use</b>	<b>Unit of Local Government</b>
Poe Springs	39	Alachua	County Park	Alachua County
Chiefland Well Head Protection	8	Levy	Public Well Buffer	City of Chiefland
Cross City Well Field	67	Dixie	Well Field	Town of Cross City
Suwannee Spray Field	294	Dixie	Waste Water Treatment	Suwannee Water & Sewer District

Reverter clauses will be included in the deeds for the Poe Springs, Chiefland Well Head Protection and Cross City Well Field conveyances. A reverter clause was included in the acquisition of the Suwannee Spray Field parcel, and if the property is not used as a spray field it will revert to the previous owner.

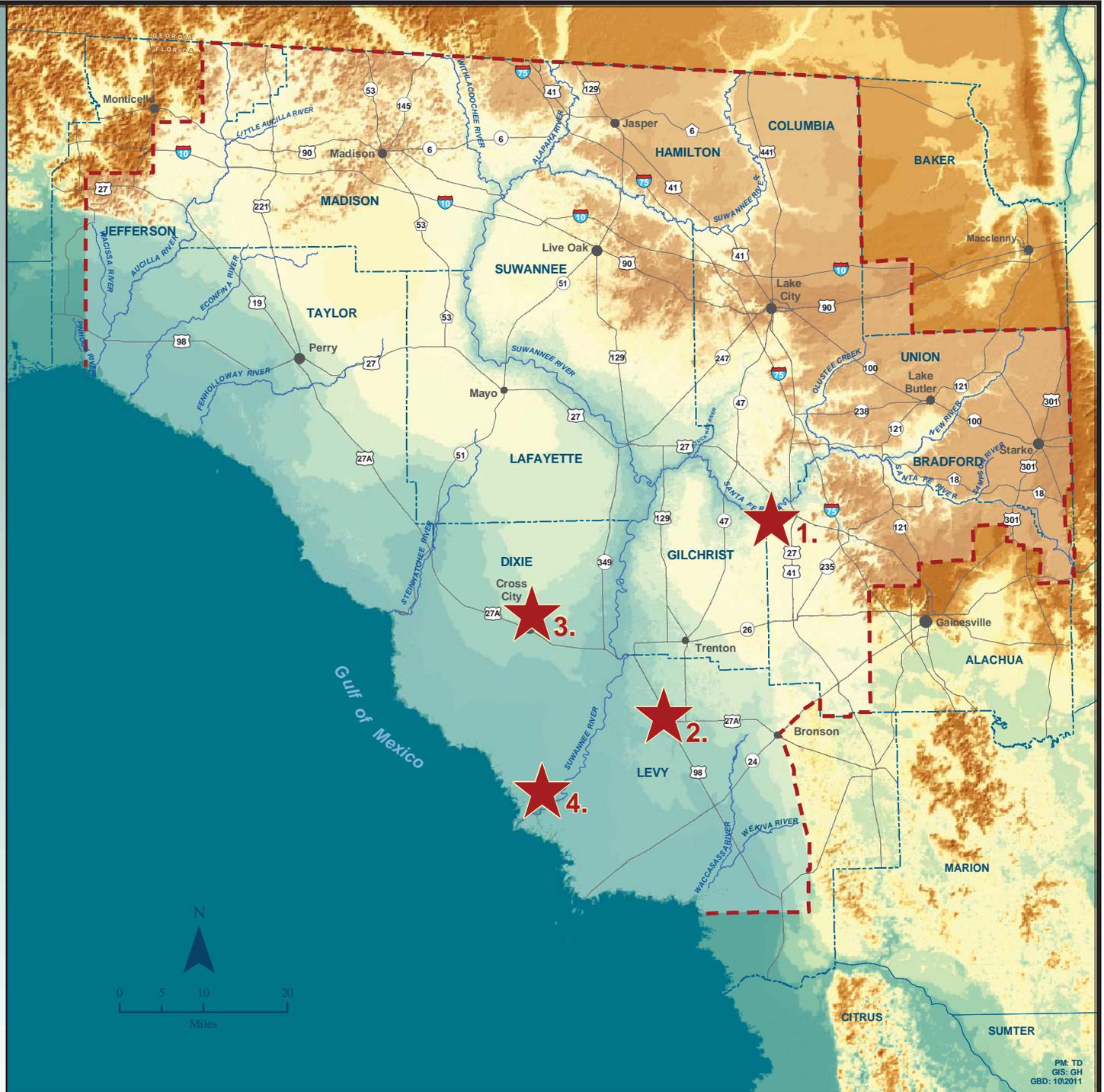
gal

1. Poe Springs
2. Chiefland Well Head Protection
3. Cross City Well Field
4. Suwannee Spray Field

 SRWMD Boundary  
 Project Location



NOTE: This map was created by the Suwannee River Water Management District (SRWMD), Department of Land Acquisition and Management (L&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.



**Poe Springs  
Alachua County  
Florida**

-  SRWMD Lands to Alachua County
-  SRWMD Lands
-  Poe Springs Park
-  Poe Springs
-  Canoe Launch



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. 2008NC 1FT Imagery Alachua



FM: TD  
GIS: CH  
GB: 07/2011

**SUWANNEE RIVER WATER MANAGEMENT DISTRICT**

**RESOLUTION NO. 2011-22**

**RESOLUTION APPROVING THE CONVEYANCE OF LAND  
OWNED BY THE DISTRICT TO ALACHUA COUNTY**

**WHEREAS**, the Suwannee River Water Management District owns 39 acres ± in Alachua County; and

**WHEREAS**, Alachua County has requested the conveyance of the 39 acres ± to the County for continued use as part of Poe Springs County Park; and

**WHEREAS**, the conveyance is consistent with Section 373.089 and 373.093, 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 Alachua County.
- (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 11<sup>th</sup> DAY OF OCTOBER, 2011 A.D.**

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

---

**MEMBERS OF THE BOARD:**

**DON QUINCEY, CHAIRMAN  
ALPHONAS ALEXANDER, VICE CHAIRMAN  
RAY CURTIS, SECRETARY/TREASURER  
KEVIN W. BROWN  
GEORGE M. COLE  
HEATH DAVIS  
CARL E. MEECE  
GUY N. WILLIAMS**

**ATTEST:**

---

**Chiefland  
Well Head Protection  
Levy County  
Florida**

 **SRWMD Lands**



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. 2008NC 1FT Imagery Levy



PM: RR  
GIS: GH  
GBD: 07/2011

**SUWANNEE RIVER WATER MANAGEMENT DISTRICT**

**RESOLUTION NO. 2011-23**

**RESOLUTION APPROVING THE CONVEYANCE OF LAND  
OWNED BY THE DISTRICT TO CITY OF CHIEFLAND**

**WHEREAS**, the Suwannee River Water Management District owns 8 acres ± in Levy County; and

**WHEREAS**, City of Chiefland has requested the conveyance of the 8 acres ± to the City for continued protection of a public supply water well; and

**WHEREAS**, the conveyance is consistent with Section 373.089 and 373.093, 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 Chiefland.
- (2) The above statements are hereby certified and declared to be true and correct, and the conveyance of said parcels is 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 OCTOBER, 2011 A.D.**

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

---

**MEMBERS OF THE BOARD:**

**DON QUINCEY, CHAIRMAN  
ALPHONAS ALEXANDER, VICE CHAIRMAN  
RAY CURTIS, SECRETARY/TREASURER  
KEVIN W. BROWN  
GEORGE M. COLE  
HEATH DAVIS  
CARL E. MEECE  
GUY N. WILLIAMS**

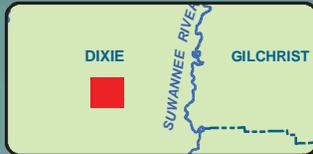
**ATTEST:**

---

# Cross City Well Field

Levy County  
Florida

 SRWMD Lands



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. 2009NC 1FT Imagery Dixie



PM: RR  
GIS: GH  
GBD: 07/2011

**SUWANNEE RIVER WATER MANAGEMENT DISTRICT**

**RESOLUTION NO. 2011-24**

**RESOLUTION APPROVING CONVEYANCE OF LAND OWNED BY THE DISTRICT TO TOWN OF CROSS CITY**

**WHEREAS**, the Suwannee River Water Management District owns 67 acres ± in Dixie County; and

**WHEREAS**, Town of Cross City has requested the conveyance of the 67 acres ± to the Town for continued protection of public supply water wells; and

**WHEREAS**, the conveyance is consistent with Section 373.089 and 373.093, 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 the Town of Cross City.
- (2) The above statements are hereby certified and declared to be true and correct, and 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 11<sup>th</sup> DAY OF OCTOBER, 2011 A.D.**

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

---

**MEMBERS OF THE BOARD:**

**DON QUINCEY, CHAIRMAN  
ALPHONAS ALEXANDER, VICE CHAIRMAN  
RAY CURTIS, SECRETARY/TREASURER  
KEVIN W. BROWN  
GEORGE M. COLE  
HEATH DAVIS  
CARL E. MEECE  
GUY N. WILLIAMS**

**ATTEST:**

---

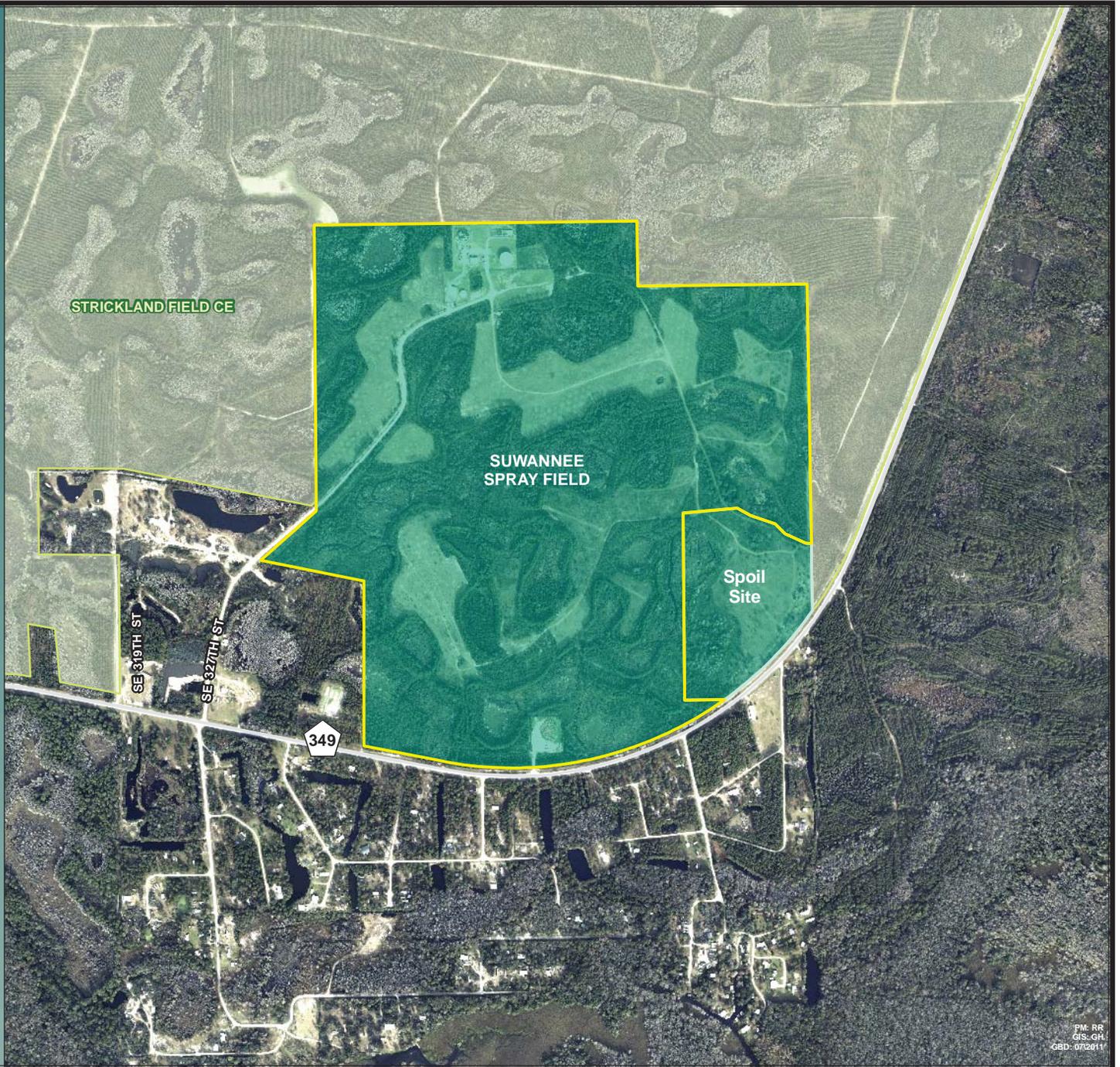
# Suwannee Spray Field

Dixie County  
Florida

-  SRWMD Lands
-  SRWMD  
CE Lands
-  SRWMD Lands



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. 2009NC 1FT Imagery Dixie



PM: RR  
GIS: GH  
GBD: 07/2011

**SUWANNEE RIVER WATER MANAGEMENT DISTRICT**

**RESOLUTION NO. 2011-25**

**RESOLUTION APPROVING THE CONVEYANCE OF LAND  
OWNED BY THE DISTRICT TO  
SUWANNEE WATER AND SEWER DISTRICT**

**WHEREAS**, the Suwannee River Water Management District owns 294 acres ± in Dixie County; and

**WHEREAS**, Suwannee Water and Sewer District has requested the conveyance of the 294 acres ± to the District for continued use as a wastewater treatment area; and

**WHEREAS**, the conveyance is consistent with Section 373.089 and 373.093, 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 Suwannee Water and Sewer District.
- (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 OCTOBER, 2011 A.D.**

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

---

**MEMBERS OF THE BOARD:**

**DON QUINCEY, CHAIRMAN  
ALPHONAS ALEXANDER, VICE CHAIRMAN  
RAY CURTIS, SECRETARY/TREASURER  
KEVIN W. BROWN  
GEORGE M. COLE  
HEATH DAVIS  
CARL E. MEECE  
GUY N. WILLIAMS**

**ATTEST:**

---

## MEMORANDUM

TO: Governing Board

FROM: Terry E. Demott, Senior Land Resource Coordinator

DATE: September 26, 2011

RE: Conveyance of Property to Gilchrist County

### RECOMMENDATION

**Staff recommends approval and execution of Resolution Number 2011-29, declaring surplus a 4.15-acre parcel of District property and as no longer needed for conservation purposes, and allowing its conveyance to Gilchrist County at no charge.**

### BACKGROUND

As part of the agreement between Gilchrist County and Suwannee River Water Management for the management of Otter Springs Park, the County agreed to repair and improve the road from County Road 232 to the entrance of the park as well as the entrance road within the park.

District staff recently learned that through some oversight the pavement of the road (SW 80<sup>th</sup> Avenue) and its swale were constructed on property owned by the District. The County is paying for these road improvements using reimbursements of PILT funds and would prefer the road be on County property.

The SW 80<sup>th</sup> Avenue property has been discussed with the Board's Lands Committee and, at their direction, it is staff recommendation that this tract be declared surplus and conveyed without charge to the Gilchrist Board of County Commissioners.

gal

# Conveyance to Gilchrist County Florida

-  SRWMD Conveyance Property
-  SRWMD Lands



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. Gilchrist 2009 NC IFT Imagery.



PM: TD  
GIS: GH  
(GBD: 10/2011)

**SUWANNEE RIVER WATER MANAGEMENT DISTRICT**

**RESOLUTION NO. 2011-29**

**RESOLUTION APPROVING CONVEYANCE OF LAND OWNED BY THE DISTRICT TO GILCHRIST COUNTY**

**WHEREAS**, the Suwannee River Water Management District owns 4.15 acres ± in Gilchrist County lying along both sides of a County owned right of way at the entrance to Otter Springs; and

**WHEREAS**, Gilchrist County has previously agreed to reimburse the District for the cost of improving a road within the 4.15 acre parcel; and

**WHEREAS**, it is in the interests of both the District and the County for the County to own and control the roadway within the 4.15 acre parcel; and

**WHEREAS**, the conveyance is consistent with Section 373.089 and 373.093, 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 the Gilchrist County.
- (2) The above statements are hereby certified and declared to be true and correct, and 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 11<sup>th</sup> DAY OF OCTOBER, 2011 A.D.**

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

---

**MEMBERS OF THE BOARD:**

**DON QUINCEY, CHAIRMAN  
ALPHONAS ALEXANDER, VICE CHAIRMAN  
RAY CURTIS, SECRETARY/TREASURER  
KEVIN W. BROWN  
GEORGE M. COLE  
HEATH DAVIS  
CARL E. MEECE  
GUY N. WILLIAMS**

**ATTEST:**

---

MEMORANDUM

TO: Governing Board  
FROM: Terry E. Demott, Senior Land Resource Coordinator  
DATE: September 26, 2011  
RE: Quit Claim Deed to Re-Convey Property to Bradford County

RECOMMENDATION

**Staff recommends Governing Board approval and execution of a quit claim deed to Bradford County for property previously conveyed to the County.**

BACKGROUND

In July 1988 the District conveyed property to the Bradford Board of County Commissioners as part of an exchange agreement for property on the northwest side of Santa Fe Swamp. Apparently, as the result of a description error or a recording error, only part of the property conveyed by the District appears in the County data file.

In order to correct the error, Bradford County Attorney William Sexton has prepared a Quit Claim Deed for execution by the Chairman and Secretary. The property is adjacent to the Bradford County landfill, and this error became apparent when the County expressed a desire to change the property's land use designation.

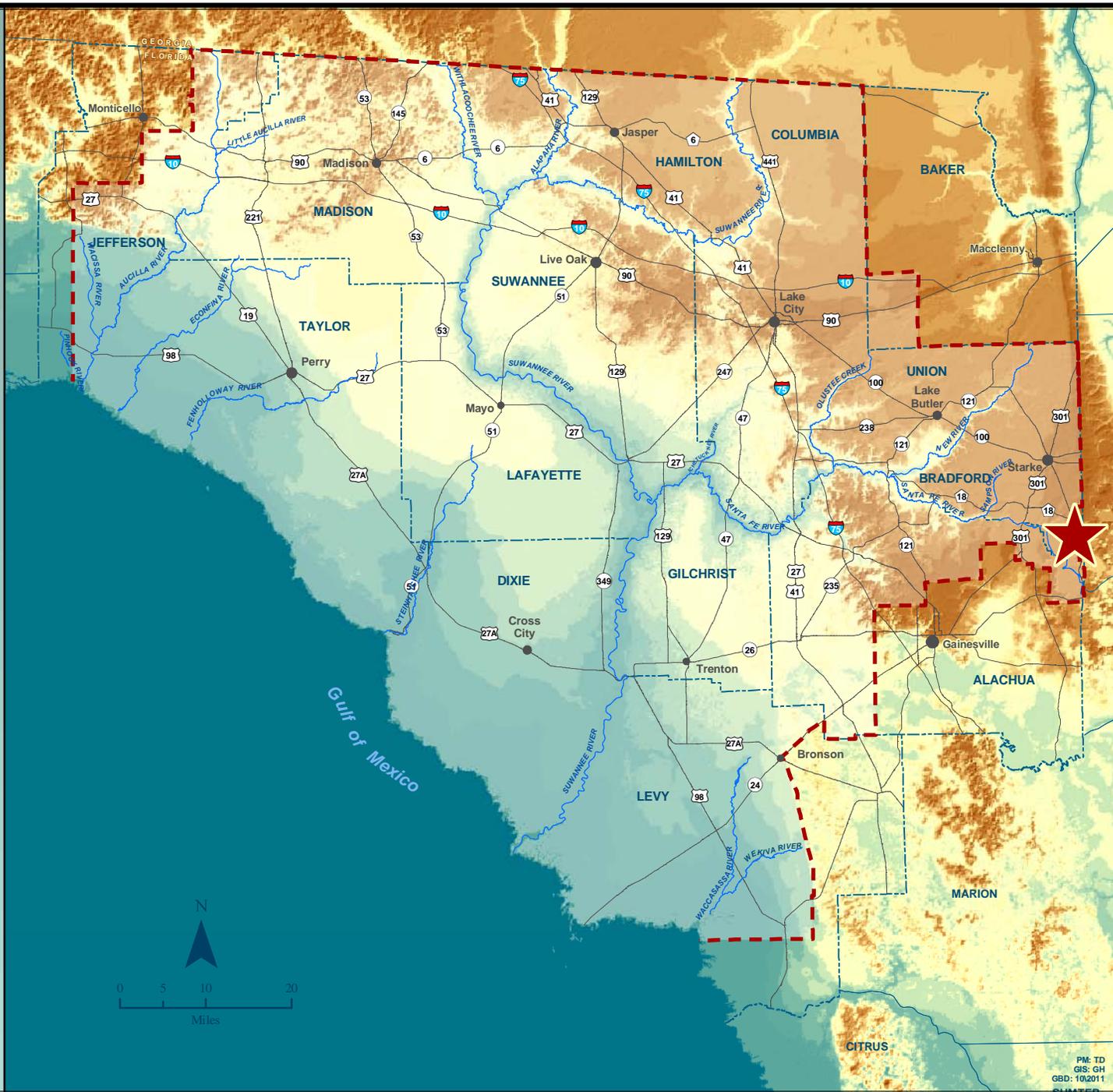
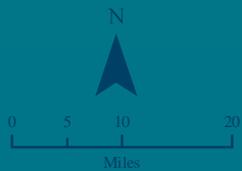
gal

# SRWMD Conveyance to Bradford County Bradford 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.



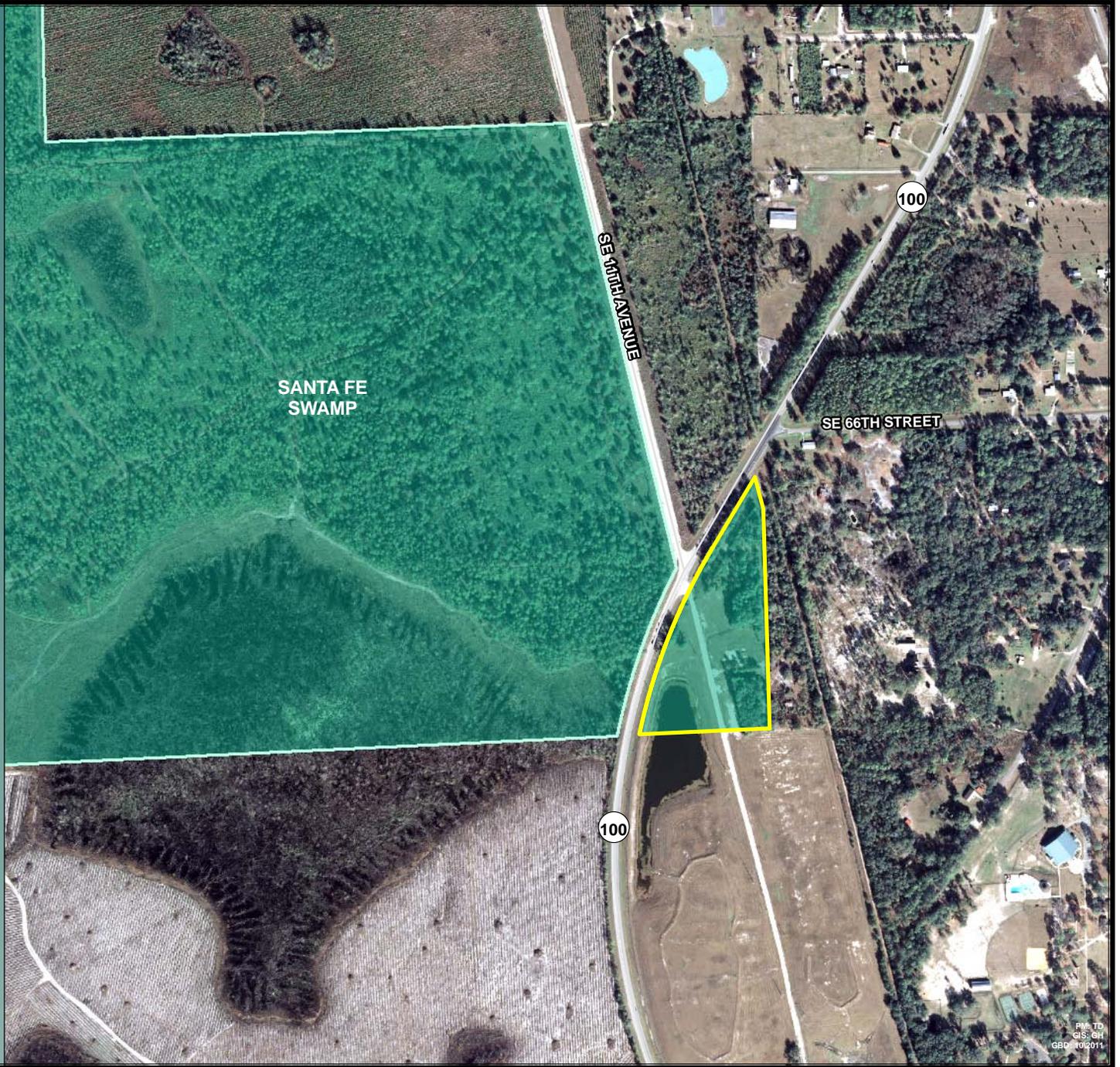
PM: TD  
GIS: GH  
GBD: 10/2011

**SRWMD  
Conveyance to  
Bradford  
County  
Bradford County  
Florida**

-  SRWMD Conveyance Property
-  SRWMD Lands



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. Bradford 2009 NC 1FT Imagery.



FW: TD  
GIS: GH  
GBO: 10/2011

## MEMORANDUM

TO: Governing Board  
FROM: Joe Flanagan, Director of Land Acquisition and Management  
DATE: September 26, 2011  
RE: Amendment to Otter Springs Management Agreement with Gilchrist County

### RECOMMENDATION

**Staff recommends approval and execution of an amendment to the agreement with Gilchrist County for the management of Otter Springs.**

### BACKGROUND

On December 1, 2008 the Suwannee River Water Management District entered into a management lease agreement with Gilchrist County to allow the County to operate a public recreational park and campground. The Agreement was amended on November 12, 2009 to correct an error in the legal description of the lease area and to address road improvements from CR 232 to the park entrance. The District agreed to pay \$175,000 for those road improvements, and the County agreed to reimburse the District using ½ of the County's Payment in Lieu of Taxes (PILT) payment each year until payment is complete.

A second amendment to the agreement was entered into on February 7, 2011 to increase the amount paid by the District for road improvements to \$212,000. Reimbursement continues to be made using ½ of the PILT funds due to the County each year.

The term of the agreement is 40 years, with the District and County sharing the park's profits or deficits. A budget and a management plan are to be prepared annually by the County and approved by the District Governing Board.

Proposed changes to the management agreement are attached and address property reconciliation upon termination of the management agreement

gal  
enclosure  
08/09-050

## **FIRST AMENDMENT TO LEASE AGREEMENT**

THIS FIRST AMENDMENT TO THE LEASE AGREEMENT (the "Amendment") is made this \_\_\_\_ day of October, 2011, by and between SUWANNEE RIVER WATER MANAGEMENT DISTRICT, a special taxing district organized under Florida Statutes Chapter 373, having a mailing address of 9225 CR 49, Live Oak, FL, 32060, hereinafter called the "Landlord," and COUNTY OF GILCHRIST, having a mailing address of 209 S.E. First Street, Trenton, FL, 32693, hereinafter called the "Tenant."

### **WITNESSETH:**

**WHEREAS**, the Landlord and Tenant have previously executed that certain lease agreement dated December 1, 2008, (the "Lease") pursuant to the terms of which Landlord has leased to Tenant Otter Springs Park and Campground, described in Schedule A of the Lease; and

**WHEREAS**, the Landlord and Tenant have agreed to make certain modifications to the Lease.

**NOW THEREFORE**, in consideration of the mutual promises contained herein and for other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, the parties agree as follows:

1. The language in Section 7 of the Lease is deleted and replaced by the following:

#### **7. PROPERTY RECONCILIATION UPON TERMINATION**

A. Upon termination of this Lease, whether voluntarily or involuntarily, including abandonment by the Tenant, the parties agree as follows:

1. The Tenant shall, within 30 days of the date of termination, remove from the Park all personal property owned by Tenant. At the sole discretion of the Landlord, personal property not removed within this period of time shall become the property of the Landlord or, at the request of the Landlord, shall be removed from the Property at the Tenant's expense. Personal property shall be deemed to include manufactured buildings.
2. The Tenant shall prepare an inventory of all capital improvements which the Tenant purchased or constructed and which were paid for,

in whole or in part, from any revenues of the Tenant, including any funds from the Capital Reserve Fund or Contingency Fund created by this agreement.

3. If an improvement listed in the inventory created pursuant to (2) above was purchased or constructed not more than 5 years prior to the date of termination, the Tenant shall provide the amount of the Tenant's general revenue funds spent thereon, and shall attach documentation of such expenditure. The list of such improvements shall be provided to the Landlord within 60 days of the date of termination, and Landlord shall pay such amounts within 60 days of receipt of the inventory.
4. If an improvement listed in the inventory created pursuant to (2) above was purchased more than 5 years prior to the date of termination, the Tenant shall provide an appraisal showing the replacement cost minus depreciation for each of the improvement as of the date of termination. The list of such improvements shall be provided to the Landlord within 90 days of the date of termination, and Landlord shall pay such amounts within 90 days of receipt of the inventory.

B. If the Landlord and Tenant cannot reach agreement on the amount due Tenant by the deadlines in A 3 and 4 above, the Tenant shall initiate the conflict resolution procedures set forth in Chapter 164, Florida Statutes.

2. Both Landlord and Tenant agree that all other terms and conditions of the Lease shall remain unchanged and in effect throughout the term of the Lease.

*Remainder of this page intentionally left blank.*

**“LANDLORD”**

**SUWANNEE RIVER WATER  
MANAGEMENT DISTRICT**

By: \_\_\_\_\_  
Don Quincey, Chair

Approved as to form and legality:

By: \_\_\_\_\_  
George T. Reeves, Legal Counsel

Reviewed as to conformance to District  
budgetary and administrative procedures

By: \_\_\_\_\_  
Charles H. Houder, III  
Deputy Executive Director

Attest: \_\_\_\_\_  
Ray Curtis  
Secretary/Treasurer

**STATE OF FLORIDA  
COUNTY OF SUWANNEE**

The foregoing instrument was acknowledged before me this \_\_\_\_ day of  
October, 2011, by Don Quincey and Ray Curtis, as Chairman and  
Secretary/Treasurer of the Governing Board, respectively, of the Suwannee River  
Water Management District, a Florida Statutes Chapter 373 Water Management  
District, on behalf of said Water Management District, and who are personally  
known to me or who produced \_\_\_\_\_ and  
\_\_\_\_\_, respectively, as identification.

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Notary Public - State of Florida  
My Commission Expires: \_\_\_\_\_

**“TENANT”**

**GILCHRIST COUNTY BOARD  
OF COUNTY COMMISSIONERS**

By: \_\_\_\_\_  
Randy Durden, Chairman

Attest: \_\_\_\_\_  
Joseph W. Gilliam  
Clerk of Courts

\_\_\_\_\_  
**STATE OF FLORIDA  
COUNTY OF GILCHRIST**

The foregoing instrument was acknowledged before me this \_\_\_\_ day of October, 2011, by Randy Durden and Joseph W. Gilliam, as Chairman of the Board of County Commissioners of Gilchrist County and Clerk of the Courts, respectively, of the County of Gilchrist, on behalf of said County, and who are personally known to me or who produced

\_\_\_\_\_ and  
\_\_\_\_\_, respectively, as identification.

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Notary Public - State of Florida  
My Commission Expires: \_\_\_\_\_

## MEMORANDUM

TO: Governing Board  
FROM: Edwin McCook, Land Management Specialist  
DATE: September 26, 2011  
RE: Contract with B & B Sanitation Service for Portable Sanitation Services

### RECOMMENDATION

**Staff requests authorization for the Executive Director to execute a contract with B & B Sanitation Service for portable sanitation services on the northwest, southeast and southwest regions for a total cost not to exceed \$18,500.00.**

### BACKGROUND

The District released Request for Proposals 10/11-043 LM on August 9, 2011 for Portable Sanitation Services. The scope of work included portable sanitation unit specifications, pump out and cleaning schedules. Two responses were received for the northeast region; one proposal was received for the northwest, southeast and southwest regions.

The selection criterion, as noted in the RFP, was to search for the best value to the District between the submitted proposals. The Selection Committee composed of Charlie Houser, Joe Flanagan and Melanie Roberts ranked AAA Portaserv number 1 for the northeast region, and a sub \$6,000 contract with them will be prepared.

Although only one response was received for the northwest, southeast and southwest regions, staff feels this response provides a good price for the services to be provided. B & B Sanitation has provided portable sanitation services to the District for six years with good results, and these prices are in line with those previously paid.

Fees per region and site are shown below:

Region	Site	Annual Fee
Northwest Region		
	Goose Pasture	\$7,400
	Econfina Boat Ramp	\$2,520
Southeast Region		
	Usher Landing	\$2,700
Southwest Region		
	Steinhatchee Falls	\$2,520
	Tennille Trailhead	\$2,520

The total cost of these services for FY 2012 would not exceed \$18,500, which includes \$840 subject to SRWMD staff approval for unanticipated expenses. Funding for this contract is included in the Fiscal Year 2012 budget and is contingent upon final budget adoption by the Governing Board.

B & B Portable Sanitation Services is located in Perry, Florida. Principal for B & B is Betty Craft.

gal  
RFP 10/11-043LM

## MEMORANDUM

TO: Governing Board

FROM: Terry Demott, Sr. Land Resource Coordinator

DATE: September 26, 2011

SUBJECT: Activity Report, Real Estate

All land acquisition activities have been directed towards these projects on which the District had contracts.

- Closing on the Dennis, Kelby and Miles Andrews Tract in Levy County took place on August 30, 2011. The presence of an old landfill on the site has required the deletion of 20 acres until a more in depth environmental audit is conducted. Total acreage for both of the Andrews acquisitions is approximately 642 acres.
- The Layman Law Firm/Walker Springs conservation easement in Jefferson County was scheduled to close on September 15, 2011. Clearing of title defects and mineral interests has delayed closing until September 30, 2011.
- Discussions continue with Columbia County concerning the conveyance of the Alligator Lake property and with Alachua County regarding conveyance of the Buck Bay property.

The attached report summarizes the status of current surplus activities for the preceding month. Staff will be prepared to address any tracts of particular interest the Board may wish to discuss at the October 11, 2011 Governing Board meeting.

gal  
007-0003

## SURPLUS LANDS

Tract Name	Acres	County	Acquired Date	Funding Source	Appraisal Date	Listing Date	Listing Price
Bay Creek South	46	Columbia	02/1988	WMLTF	6/14/2010	7/12/2010	Fee \$123,750
Bay Creek North	24	Columbia	02/1988	WMLTF	6/14/2010	7/12/2010	Fee \$60,720
Owens Spring	77	Lafayette	03/1999	P2000	6/14/2010	7/12/2010	Fee \$277,200
Blue Sink	79	Suwannee	12/1988	WMLTF	6/14/2010	7/12/2010	Fee entire parcel \$281,600 40-acre parcels \$154,000
Levings	69	Columbia	02/1998	WMLTF	6/14/2010	5/11/2011	Fee \$135,860
Jennings Bluff	70	Hamilton	02/1989	WMLTF	7/30/2010	8/16/2010	Fee entire tract \$215,600
Adams South	60	Lafayette	05/1990	WMLTF	7/30/2010	8/16/2010	Fee entire tract \$191,400
Hunter Creek	120	Hamilton	09/2002	P2000		11/18/2010	Fee (3parcels) \$343,200 Conservation Easement (3parcels) \$243,100
Steinhatchee Rise	42	Dixie	02/1996	P2000	8/27/2010	11/18/2010	Fee entire tract \$126,940 conservation easement \$97,020
Timber River	1	Madison	03/1998	WMLTF	8/27/2010	11/18/2010	Fee entire tract \$10,780
Falmouth North (8 lots)	6	Suwannee	04/1998	WMLTF	8/27/2010	11/18/2010	Fee entire tract \$52,030
Wolf Creek	30	Jefferson	05/2009	FF	8/10/2011		
Withlacoochee Quail Farm	65	Madison	09/2006	FF	8/18/2011		
Woods Ferry	29	Suwannee	12/1988	WMLTF	8/18/2011		
Cuba Bay	22	Jefferson	02/1996	P2000	8/10/2011		
Perry Spray Field	248	Taylor	9/2001	WMLTF	Approved in July		
Chitty Bend East	20	Hamilton	12/1988	WMLTF	in progress		
Chitty Bend West	121	Madison	12/1988	WMLTF	in progress		
Poe Springs	39	Alachua	6/1/1988	WMLTF	Approved in July		
Chiefland Well Head Protection	8	Levy	3/17/1999	P2000	Approved in July		
Cross City Well Field	67	Dixie	11/10/2000	P2000	Approved in July		
Gainesville Recreation Site/Buck Bay	60	Alachua	12/15/1999	P2000	Approved in July		
Alligator Lake	43	Columbia	8/10/2001	P2000	Approved in July		
Suwannee Spray Field	294	Dixie	12/24/1997	WMLTF	Approved in July		

WMLTF=Water Management Lands Trust Fund; P2000=Preservation 2000; FF= Florida Forever Trust Fund

## MEMORANDUM

TO: Governing Board  
FROM: Bob Heeke, Senior Land Resources Manager  
DATE: September 26, 2011  
SUBJECT: Land Management Activity Report

### REAL PROPERTY INTERESTS

The Drummond conservation easement in Levy County was inspected this month. All management activities, which included mowing of slash and longleaf pine plantations, were found to be in compliance with the original easement documents.

Discussions continue with the Branford High School Future Farmers of America chapter concerning their possible use of some of the District's Branford Bend tract for forestry education purposes.

District staff has been approached by Lake City officials concerning the need for a new access road to the Lake City water treatment plant located east of Florida Gateway College on District property.

### NATURAL RESOURCE MANAGEMENT

The status of timber harvests underway is shown below:

Contract #	Timber Sale Name	Consultant	Estimated Start Date	Estimated Pine Tons	Harvest Completion
10/11-038	Owens Springs #1	NRPS		9,930	100%
10/11-117	Little River #3	NRPS	9/5/2011	2,500	0%
10/11-118	Levings #3	NRPS	7/1/2011	2,820	100%
10/11-116	Jones Mill Creek #1	TFC	10/12/2011	29,690	0%
10/11-120	Ellaville #13	DOF/TRSF	9/15/2011	7,905	0%
10/11-119	Sullivan #1	DOF/TRSF	8/15/2011	6,574	0%

Staff met with Natural Resource Planning Services and Flatwoods Forestry this past month to provide a basic work plan for FY2012 to each company.

The UF School of Forest Resources and Conservation/Forest Operations class visited Mallory Swamp and Steinhatchee Springs on September 12 to learn about site preparation on District lands and why District site prep is different from that of industrial forestry. Nine students attended with their instructor Scott Sager. Scott Gregor and Bill Mckinstry presented information on District site preparation planning and Mallory

Swamp hydrology restoration. Ongoing site preparation activities were reviewed at both Mallory Swamp and Steinhatchee Springs.

District forester Bill Mckinstry surveyed and collected GPS points on hazardous trees at Otter Springs in Gilchrist County. This Hazardous Tree Report presents recommendations for pruning or removal of trees at the Otter Springs campground as needed for public safety and protection of the facilities. GIS Associates and District staff are working together to complete a map that will be provided to Gilchrist County.

## VISITOR MANAGEMENT

Special use authorizations distributed during the last month are shown on the table below:

Recreation	Temporary Ingress & Egress	Mallory Swamp ATV Trail	RO Ranch	Goose Pasture Camping <sup>1</sup>	Other	Total
25	3	5				33

## FACILITY MANAGEMENT

Mowing of administrative roads has been completed by District contractors. The second mowing of public use roads on District lands in the Northeast, Northwest and Southwest regions is also complete.

Perpetual Contracting Inc. worked with District staff to replace a culvert at Santa Fe River Ranch. The original culvert was undersized and had washed out, effectively damming the creek. The new culverts will provide better water flow during rain events.

A meeting was held by District staff and the Friends of Suwannee Springs to discuss working together to preserve and protect Suwannee Springs' historical resources.

gal  
008-00025