

AGENDA

SUWANNEE RIVER WATER MANAGEMENT DISTRICT LANDS COMMITTEE MEETING

OPEN TO THE PUBLIC

March 8, 2016
Following Board Workshop

District Headquarters
Live Oak, FL

- **Public Comment**

- **General Discussion**
 - Updates
- **Land Acquisition**
 - New Property Offers
 - Updates
 - Updates
 - Lukens Tract, Levy County
 - Santa Fe River Ranch, LLC, Alachua County
 - Dixie County School Board Parcel, Dixie County
- **Surplus Lands**
 - Updates

- **Announcements**
 - Next meeting date: April 12, 2016

- Adjournment

Recommended Additions:

A person may not lobby the District until such person has registered as a lobbyist with the Contracts and Procurement Coordinator by filing a registration form.

Definitions:

•"Lobbies" is defined as seeking to influence a district policy or procurement decision or an attempt to obtain the goodwill of a district official or employee. (112.3261(1)(b), Florida Statutes [F.S.]

•"Lobbyist" is a person who is employed and receives payment, or who contracts for economic consideration, for the purpose of lobbying, or a person who is principally employed for governmental affairs by another person or governmental entity to lobby on behalf of that other person or governmental entity. (112.3215(1)(h), F.S.)

Christopher M. Topping

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Cedar Key, FL. 32625
352-213-5999
Clamtastic2000@yahoo.com

February 8th, 2016

Suwannee River Water Management District
9225 County Rd. 49
Live Oak, FL. 32060

Dear Madam Chairman and members of the board,

We are writing you a letter today and hope it finds you well. We would like to present another offer to your board on the parcels in question down here at the Lukens tract. After careful thought and consideration on this matter, these were the best options we could come up with to address concerns made by the public as well as ourselves.

Option 1: We exchange parcel #5 for the fee interest portion of the eastern parcel. The District would still retain ownership of the land to the west (between ours and Mr. Andy's piece) but would exchange us the eastern portion of the land while retaining a conservation easement. We would pay all costs associated with this deal and any other expenses that have been incurred. We would also construct a new kayak launch on the new site. The District could then move the public trailhead of the western parcel to the Northern boundary line of the Districts property. This would give Mr. Andy, myself and the District our own entrance and the public theirs. The land to the west would still be accessible by foot for hikers, naturalist, etc.

Option 2: We exchange easements of parcel #5 for the easement that goes through our property. The District retains a management easement and Mr. Andy, myself and the District are the only ones using this easement. The District moves the public trailhead to the northern boundary line and the public can still hike on the western portion. Both the western and eastern portion are still owned by the District but the eastern portion becomes a landing site like Atsena Otie Key. People can still kayak from town or number four bridge to and from this location. We would then be willing to construct a new kayak access on the new management easement.

If the District decides to do one or more of these options, the exchange would accomplish several things that would benefit all parties involved. It would also solve several concerns that Lower Suwannee has about the way this land is laid out. In their opinion, public access has become compromised. These are some of the concerns below:

1. Public access through private land. By closing this easement you would eliminate our concern of folks traveling through private land to access public land. This is not only a liability to the land owners but also to the District.

2. The District selling public land. There's public concern that if the District sold the land, folks wouldn't be able to enjoy it. The public would still be able to use the western portion and possibly the eastern portion depending on which option the District chooses.

3. Proper signage. If the new access was moved to the north boundary line then the concern with signage at our gate would be alleviated because we'd have our own access and the public would have theirs. Proper signage could then be installed.

4. Water Quality. The public has expressed concern that by doing this deal we'd affect water quality in some negative way or undo something that has been put in place to protect the water in our area. The District would retain a conservation easement if they decided to pursue that option. The easement would keep the land under conservation.

5. Taking away a Kayak launch area. By doing this deal we'd be offering the District an area in exchange that has the only legal access to this beautiful part of Cedar Key. The new access would be more than the equivalent of what we are asking for.

6. The concern of access to Waccasassa Bay. This is not the only access to this area. Less than 1/4 mile away is number 4 bridge. This access offers a paved launch, restroom facilities, docks, a non-commercial landing and parking area all county maintained. Also, there's a launch in the Waccasassa River that is another direct access to the bay.

7. Management concern. By doing this deal, we alleviate the management concerns of Lower Suwannee by making access clear and defined. The access will be clearly marked.

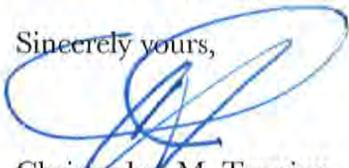
8. Expenses to the District. This deal wouldn't cost the District any money.

9. Water resource protection. Should the District decided to exchange land, they would gain another piece of waterfront property for conservation.

10. Not having to go through the surplus process. The concern that this land shouldn't be ever surplus is an issue. By doing one of these exchange options, the land shouldn't require surplus. This takes away public concern of this deal setting precedence for others to ask the District to surplus lands in our area.

In conclusion, I would like to thank you for your time and consideration in this matter and want to apologize for any inconveniences this topic has caused your organization.

Sincerely yours,



Christopher M. Topping

Description

That part of Section 30, Township 15 South, Range 13 East, Levy County, Florida, being more particularly described as follows:

Commence at the Southwest corner of the Southeast Quarter of said Section 30, for a point of reference; thence run North 88 degrees 55 minutes 39 seconds East, along the South line of said Section 30, a distance of 539.77 feet; thence run North 00 degrees 41 minutes 42 seconds West, a distance of 791.47 feet; thence run North 88 degrees 54 minutes 25 seconds East, a distance of 200.10 feet to the Point of Beginning; thence run South 88 degrees 54 minutes 25 seconds East 201.41 feet the Southwest corner of that property conveyed to Gary G. Haynes and wife recorded in Official Records Book 161, Page 86; thence run North 01 degrees 47 minutes 00 seconds East, 130.44 feet to the Northwest corner of said Haynes property described in Official Records Book 161, Page 86; thence run North 00 degrees 41 minutes 42 seconds West, 60.00 feet, more or less, to the North Line of Indiana Avenue of North Fowlerway Subdivision, if the North line of Indiana Avenue be extended West; thence run West along the North line of said Indiana Avenue, if extended West, a distance of 200 feet to the Northwest corner of that property conveyed to Webster L. Johnson and wife by Deed recorded in Official Records Book 8, Page 382; thence run South 00 degrees 41 minutes 42 seconds East, 195 feet, more or less, to the Point of Beginning.

TOGETHER WITH that certain 20.00 feet easement granted by Webster Johnson and his wife, to Gary G. Haynes and wife, by Warranty Deed recorded in Official Records Book 161, Page 86, of the Public Records of Levy County, Florida.



Survey Notes

- 1) Bearings referenced to the NORTH LINE (N88°15'50"W) based on the recorded deed.
- 2) Underground utilities and/or improvements were not located as part of this survey.
- 3) Declaration is made solely to those that this survey is certified to, it is not transferable to additional institution or subsequent owners.
- 4) Certification of survey data shown upon this plot is valid as per the field work completion date and not as per signature date.
- 5) Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- 6) Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.

Boundary Survey For:
Chris Topping

Scale: 1" = 40'

Field Work Date: 12-20-2015

Drawing Date: 12-21-2015

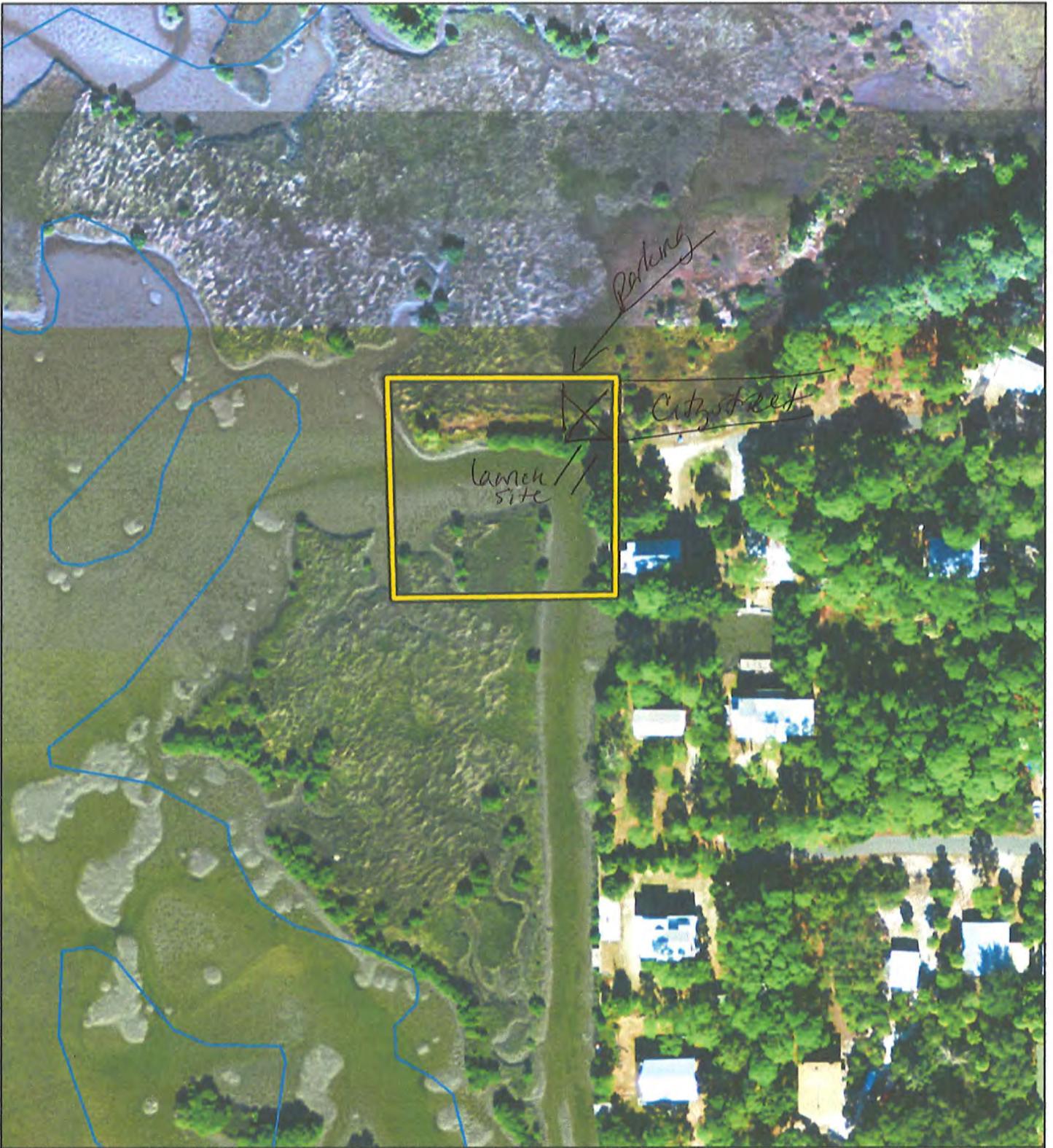
Job Number: P15-278

Revisions Date: N/A

Pardue Land Surveying, LLC
12918 S.W. 28th Place
Archer, Florida 32618
352.493.0640
Licensed Business No. 8038

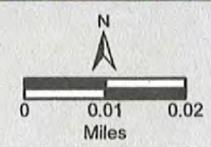
Matthew G. Munksgard
Matthew G. Munksgard, P.S.M. 6683
Pardue Land Surveying, LLC

1-4-2016
Date Signed



- Project Boundary
- SRWMD Ownership
- Rivers and Streams
- Surface Water Protection 0%
- Aquifer Recharge 0%
- Floodplain Protection 0%
- Springshed 0%

Topping's Exchange Property Offers Parcel 4 Overview Map



Note: This map was created by the Suwannee River Water Management District (SRWMD) 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 a public records request regardless of their use or application. SRWMD does not guarantee the accuracy, or suitability for any use of these data, and no warranty is expressed or implied. For more information please contact the SRWMD at 386-362-1001.
Map Created on 7/19/2015