

LANDS COMMITTEE MEETING AGENDA

OPEN TO THE PUBLIC

March 12, 2019  
Following Board Meeting

District Headquarters  
Live Oak, Florida

1. Call to Order / Committee Roll Call
2. Public Comment  
General Discussion / Updates
3. *Land Acquisition and Surplus Triage Discussion*  
Land Acquisition / Property Offers
4. *Long Pond Acquisition – Levy County*  
Conservation Easement /Conservation Easement Modification Requests
5. *Lyme Timber Company – Gilchrist County*  
Surplus Lands: No Items
6. Announcements
7. Adjournment

*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.)*

## MEMORANDUM

TO: Lands Committee  
FROM: Steve A. Minnis, Deputy Executive Director, Business and Community Services  
DATE: February 18, 2019  
RE: Authorization to Proceed with Acquisition on the Purchase of Long Pond on 964 Acres +/- in Levy County

### RECOMMENDATION

**Staff requests Lands Committee approval to forward a recommendation to the Governing Board to authorize staff to commence detailed assessment and negotiations for Long Pond with Monika Kosc and/or to include in the District's Fiscal Year 2019-20 Springs Grant submittal to the Florida Department of Environmental Protection.**

### BACKGROUND

On September 21, 2018, Ms. Monika Kosc submitted a bona fide offer for sale of 1,467.23 acres +/- in Levy County pursuant to Chapter 40B9-041, Florida Administrative Code. Ms. Kosc is the personal representative of the Estate of Jack Spillane, the owner of the Long Pond parcels.

At the Lands Committee November 13, 2018 Meeting, the Committee requested staff to provide tax parcel information pertaining to the property, determine the springs protection acreage based on the tax parcel information, and ascertain the willingness of the property representative to accept the modifications to the initial property offer.

The Long Pond property is located south of Chiefland with frontage along US Highway 19 and CR 347. The property is fenced, contains two barns, a camp shed, and an equipment shed, three 6" wells, and timber.

Approximately 964 acres of the property is located in the Manatee Spring springshed, which is a designated Outstanding Standing Florida Spring, and is within the priority focus area of Fanning-Manatee springshed.

The Staff Acquisition and Surplus Review Team reviewed the offer at its October 18, 2018 Meeting, and is requesting that the Lands Committee forward a recommendation to the Governing Board to authorize staff to commence detailed assessment and begin negotiations.

The Long Pond acquisition would be submitted as a spring grant project proposal to the Florida Department of Environmental Protection.

/sm  
Attachments

## PARCEL SUMMARY

**TRACT:** Long Pond Offer, Levy County

**OWNER:** Monika Kosc, Personal Representative of the Estate of Jack Spillane/Home Town Development, LLC., c/o Jack Spillane Trust Owner/Manager

**PARCEL:** 964 acres +/-

**PARCEL DESCRIPTION:** The Long Pond property consists of 19 tax parcels, containing 1,467.23 acres +/-, and located south of Chiefland with frontage along US Highway 19 and CR 347. The property is fenced, contains two barns, a camp shed, and an equipment shed, three 6" wells, and timber.

Approximately 964 acres of the property is located in the Manatee Spring springshed, which is a designated Outstanding Standing Florida Spring, and is within the priority focus area of Fanning-Manatee springshed. The property is in the District's Florida Forever Work Plan.

Although the District's aquifer recharge map layer does not indicate the property is a high recharge area, features within the property such as soils and location in a springshed suggest that aquifer recharge does occur on the property.

### **WATER RESOURCE GUIDELINE SCREENING:**

Aquifer Recharge: None  
Springshed Protection: 100% (964 acres)  
Priority Focus Area: 100% (964 acres)  
Floodplain Protection: 74% (717 acres)  
Surface Water Protection: 39% (383 acres)

**OUTSTANDING INTERESTS:** To be determined by title search during detailed assessment.

**CURRENT ASKING PRICE:** The property offer has an asking price based on the entire parcel of 1,647.23 acres +/- is \$5,947,500. Upon completion of the appraisals staff will negotiate the value of the property and will require the purchase at less than 90% of the appraised value.

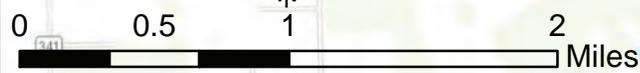
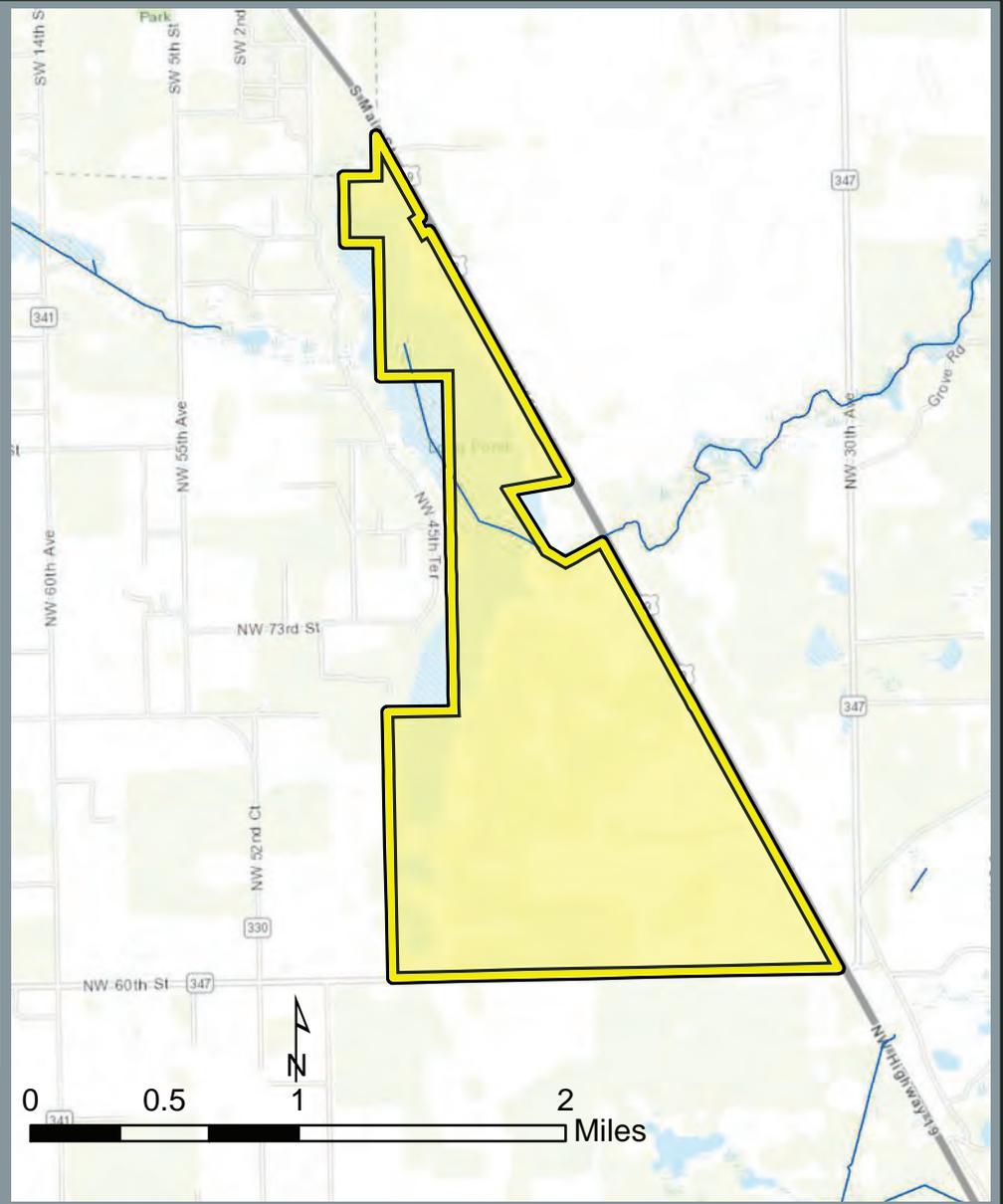
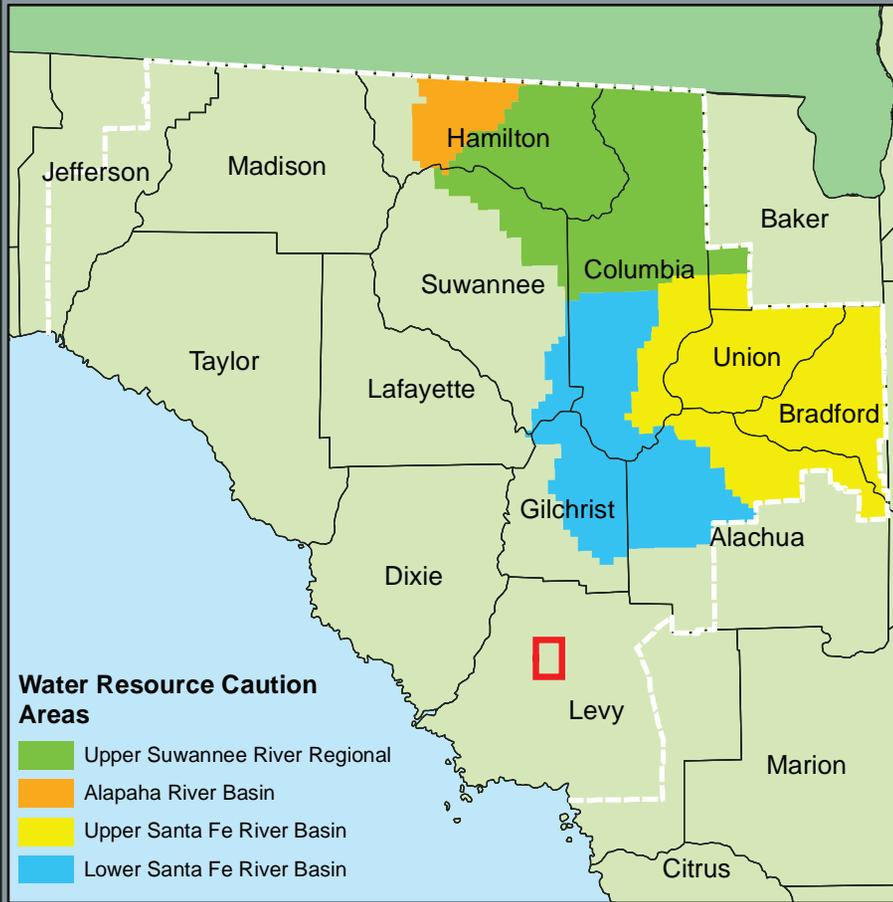
**ASSESSMENT COSTS:** Costs of detailed assessment are estimated to be from \$50,000 to \$70,000.

**ACCESS:** This property has access from Us Highway 19 and CR 347.

**MANAGEMENT:** The property would be managed by the District and will be open to the public.

/sm  
File #18-002

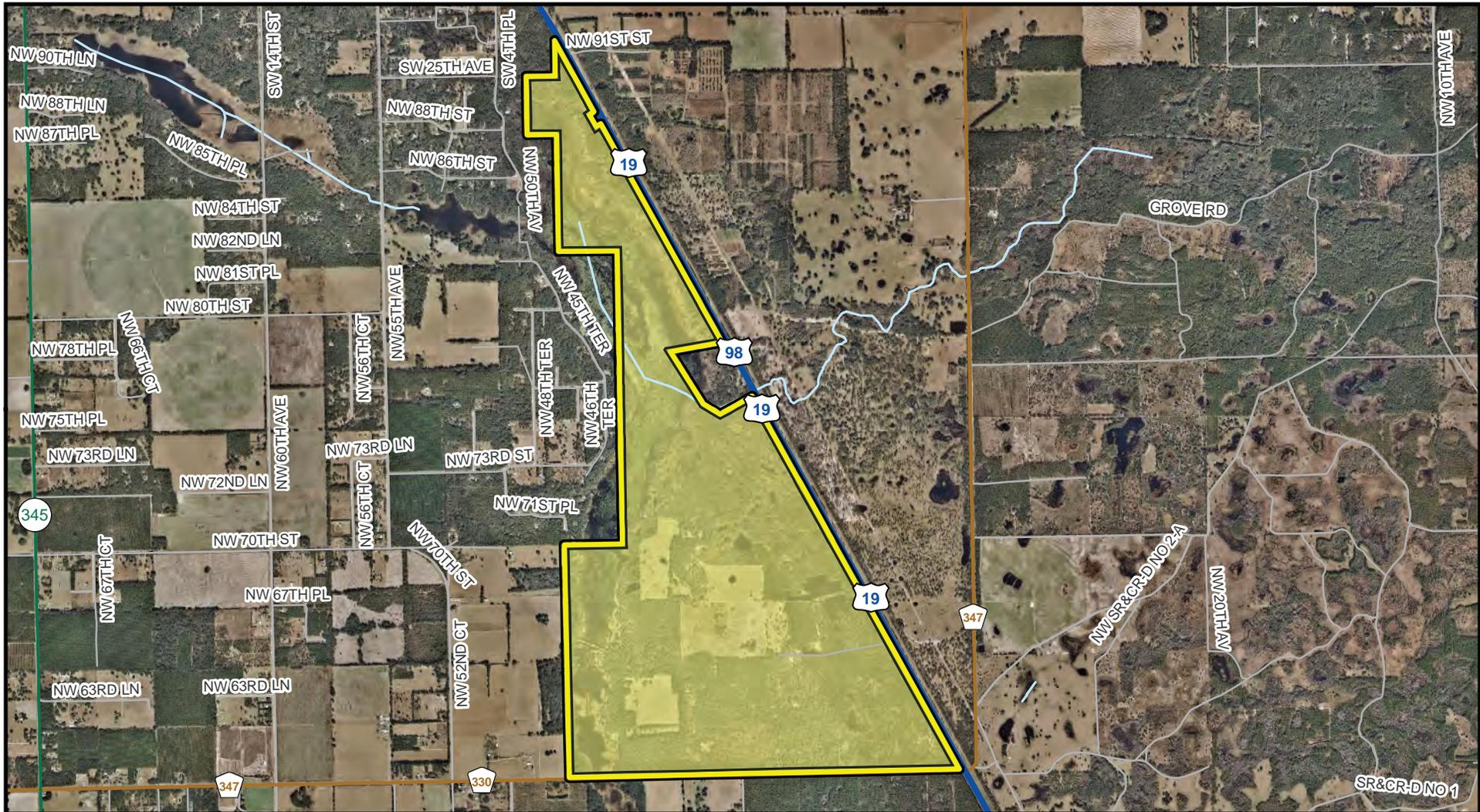
# Long Pond Property Offer Location Map



- Project Boundary
- SRWMD Ownership
- SRWMD Boundary
- SRWMD Proposed Acquisition

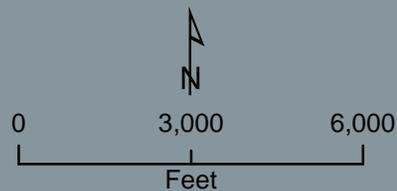


Note: This map was created by the Suwannee River Water Management District (SRWMD) to be used for planning purposes only. SRWMD shall not be held liable for any injury or damage caused by the use of data distributed as a public records request regardless of their use or application. SRWMD does not guarantee 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 10/22/2018

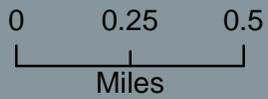
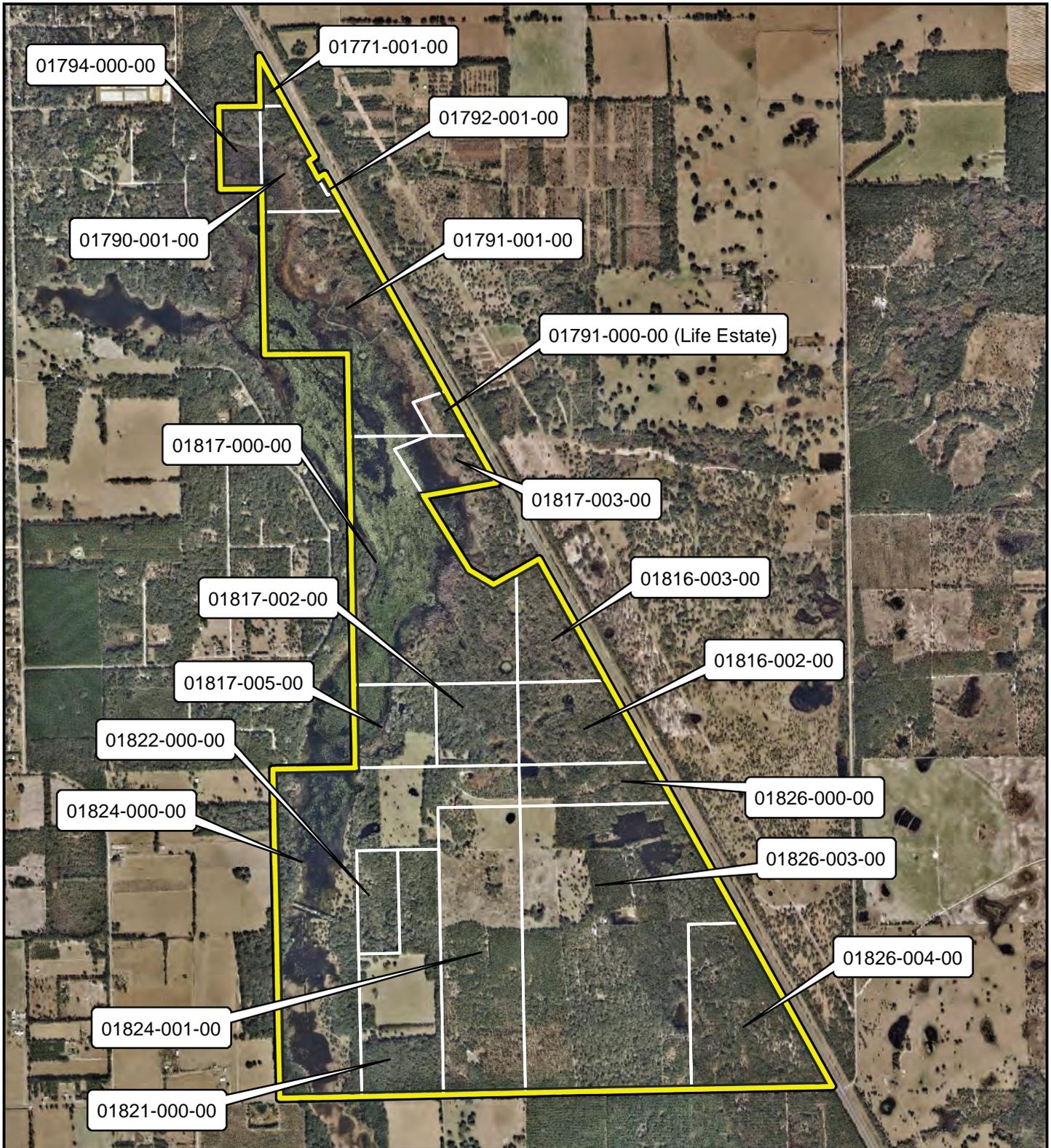


-  Project Boundary
-  Rivers and Streams
-  SRWMD Ownership
-  SRWMD Conservation Ownership
-  SRWMD Proposed Acquisitions

**Long Pond  
± 1,467 Ac  
Levy County**



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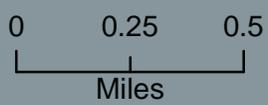
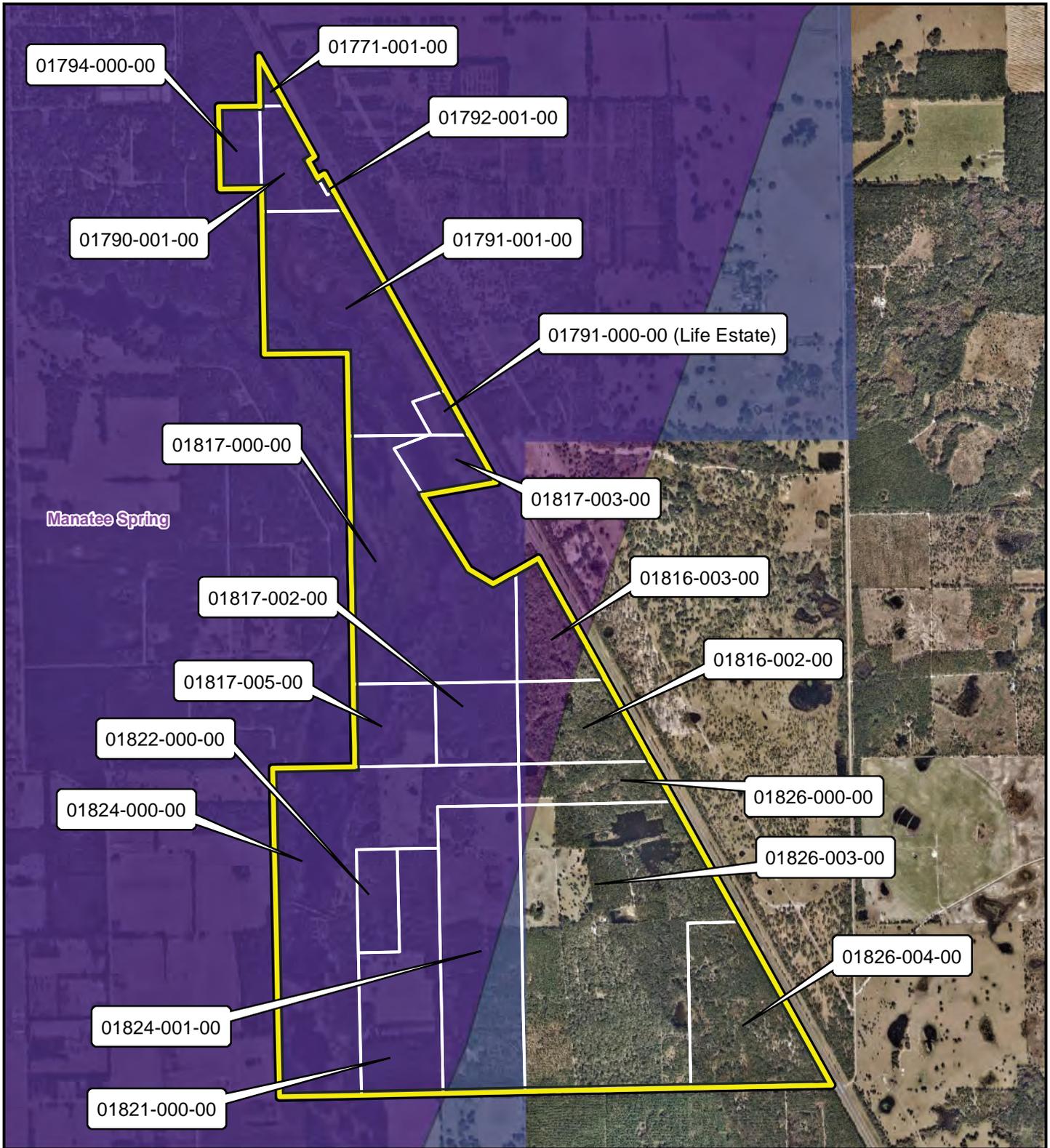
### Long Pond Property Offer Tax Parcels



- Property Boundary
- Tax Parcels



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Map Created on 11/15/2018



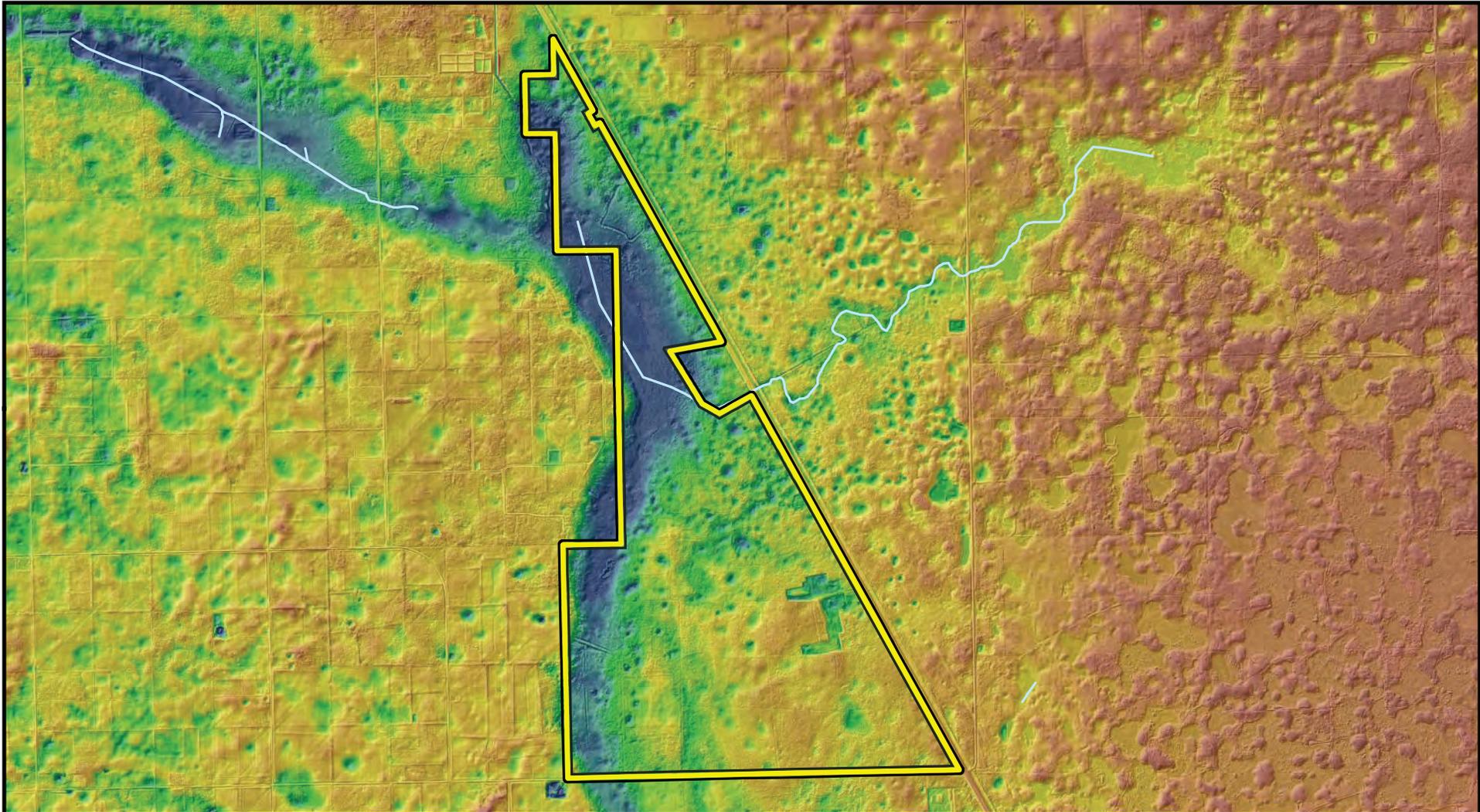
**Long Pond  
Property Offer  
Springs Protection / Tax Parcel Information**



- Property Boundary
- Tax Parcels
- Springshed - 66% / 964 ac
- Priority Focus Area 66% / 964 ac



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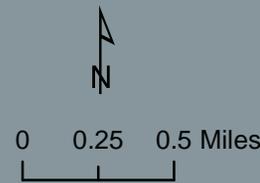


-  Property Boundary
-  Rivers and Streams

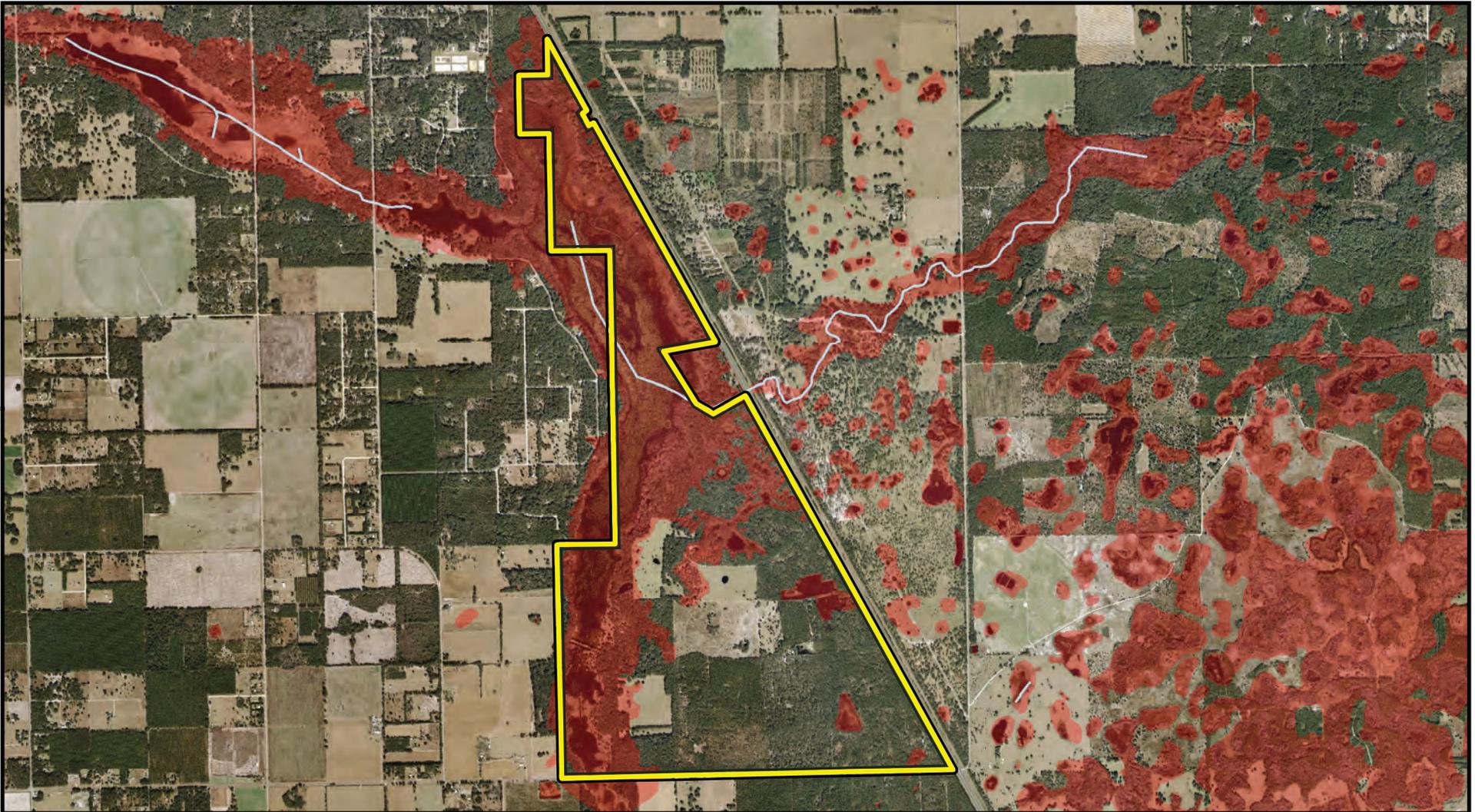
Land Surface Elevation  
 High : 45'  
  
 Low : 8'

(Vertical Datum NAVD88-  
 Units US Feet)  
 Note: Elevations displayed are  
 derived from LiDAR Data.

### Long Pond Property Offer LiDAR Overview



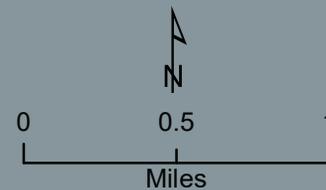
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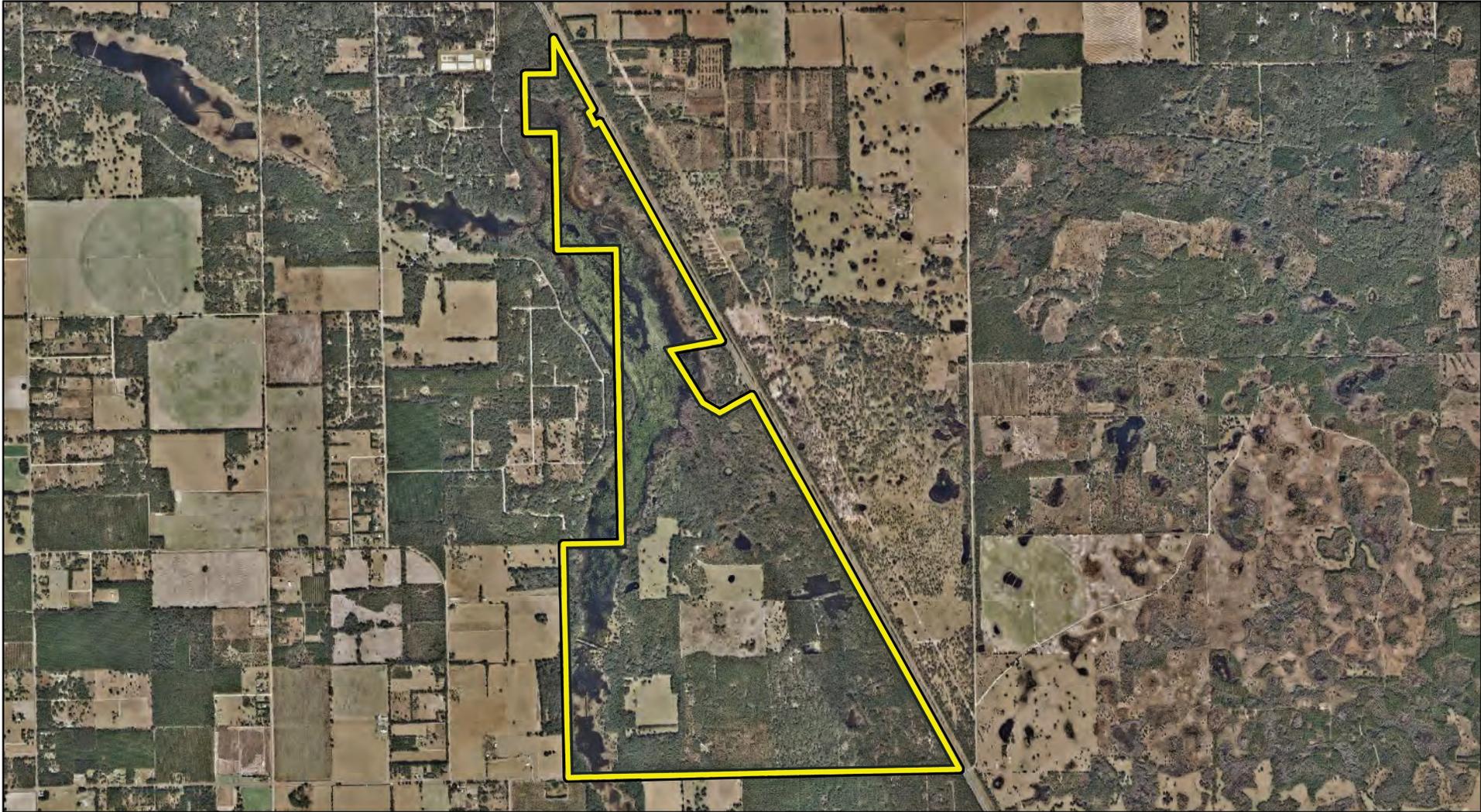
## Long Pond Property Offer Floodplain Protection



- Project Boundary
- Floodplain Protection - 74% 717/964 ac
- Rivers and Streams

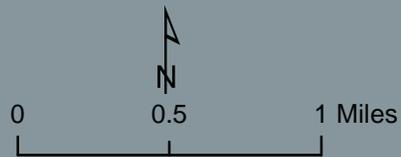


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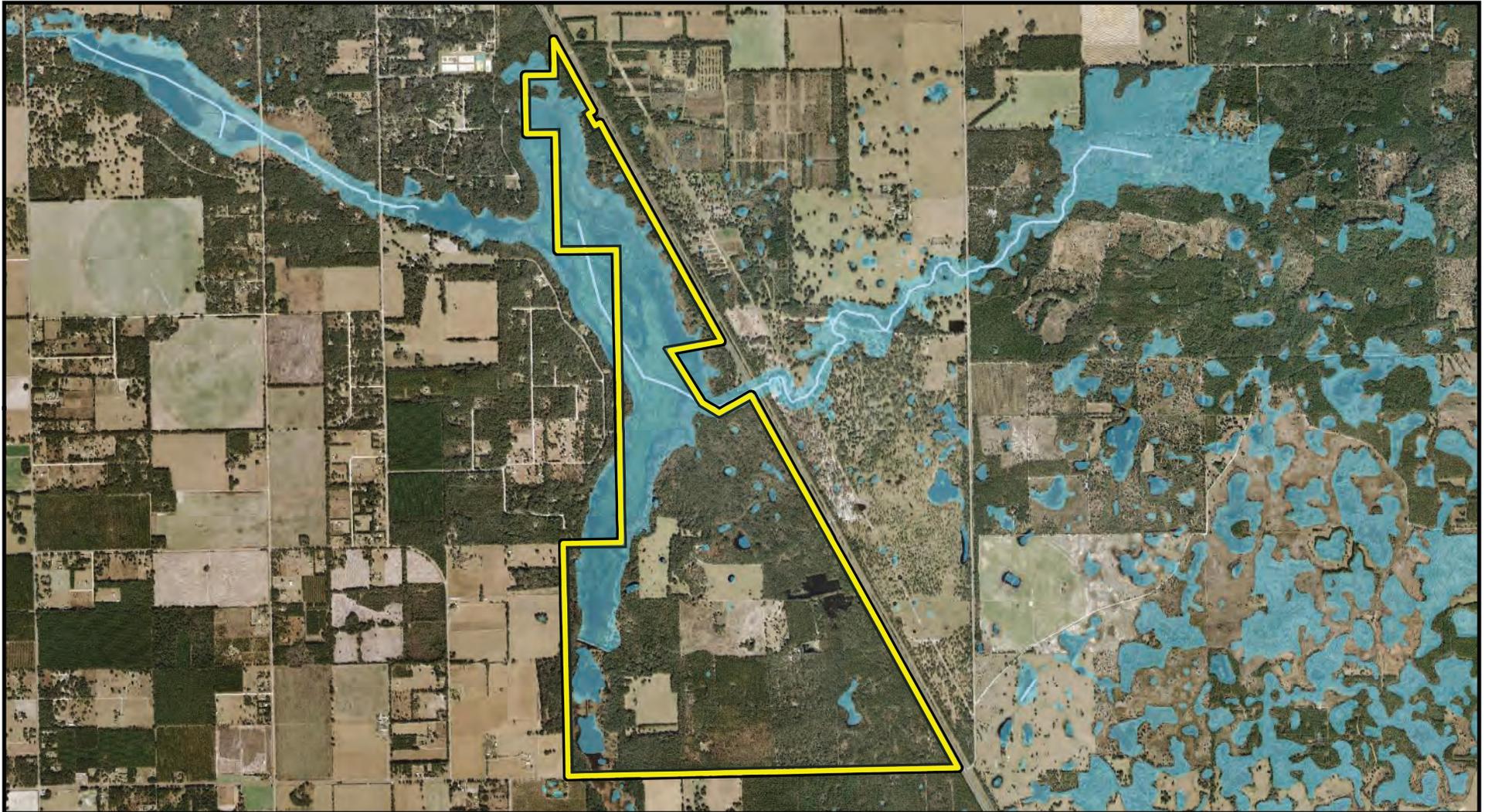


### Long Pond Property Offer Aquifer Recharge Protection

-  Property Boundary
-  Aquifer Recharge 0%

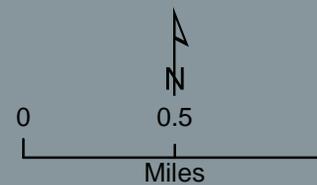


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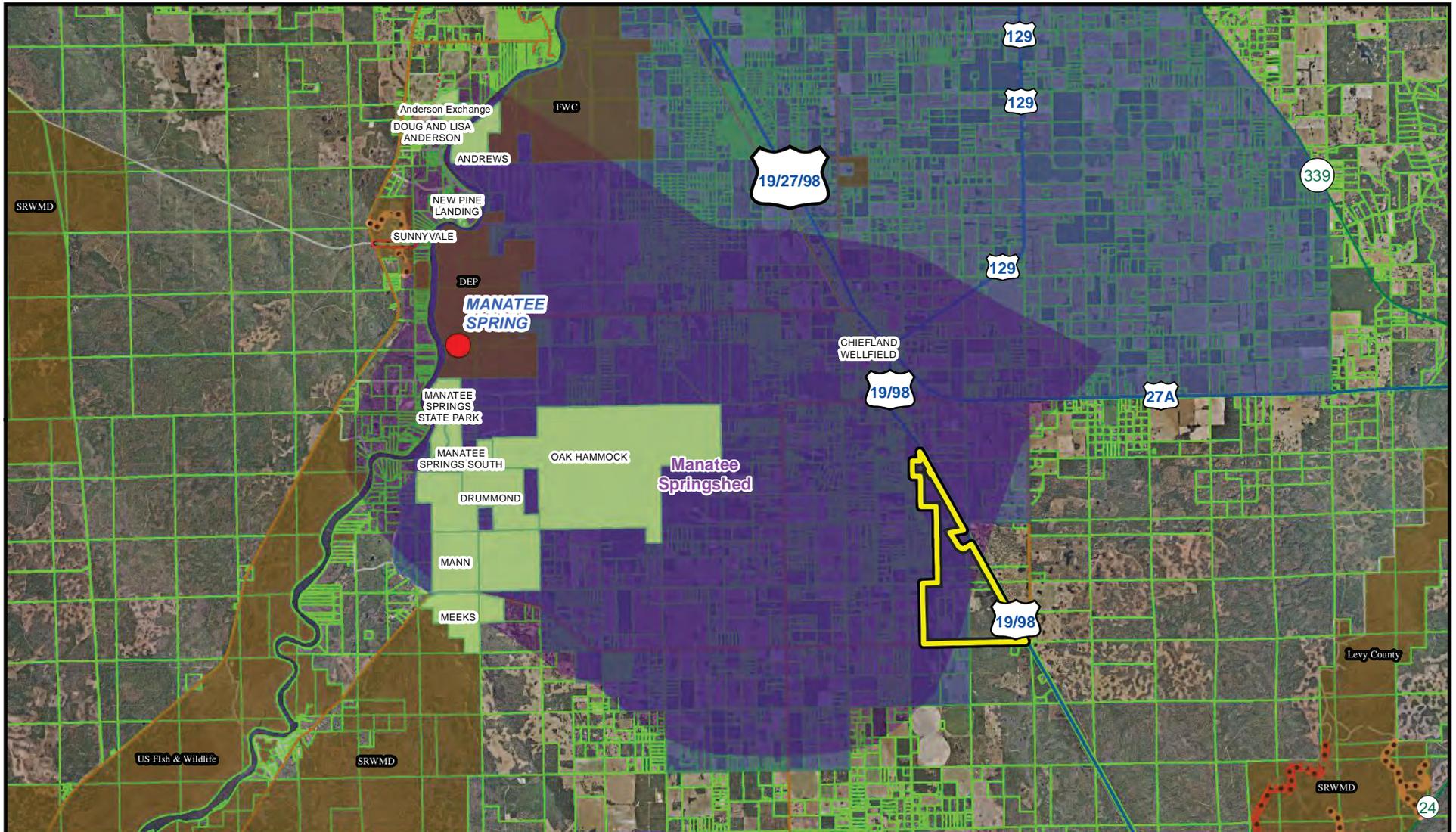


### Long Pond Property Offer Surface Water Protection

-  Property Boundary
-  Surface Water Protection 39% 383/964 ac
-  Rivers and Streams

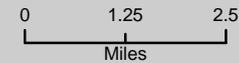


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-  Long Pond Property Boundary
  -  SRWMD Ownership Within Springshed
  -  Other Public Lands
  -  Manatee Spring Springshed
  -  Priority Focus Area - Fanning Manatee
  -  Parcel Boundaries
- Springs**
-  1st Magnitude Spring
  -  2nd Magnitude Spring

## Manatee Springshed and Priority Focus Area



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MEMORANDUM

TO: Lands Committee  
FROM: Steve A. Minnis, Deputy Executive Director, Business and Community Services  
DATE: February 18, 2019  
RE: Authorization to Submit a Springs Grant Application for the Lyme Timber Company Conservation Easement Purchase on 17,854 acres +/- in Gilchrist County

RECOMMENDATION

**Staff requests Lands Committee approval to include Lyme Timber Company Conservation Easement in the District's Fiscal Year 2019-20 Springs Grant submittal to the Florida Department of Environmental Protection.**

BACKGROUND

The Lyme Gilchrist Forest property contains 17,854 acres +/- and is located east and northeast of Bell with frontage on CR 232 and CR 340. The property is managed for forest products.

Staff has been in discussion with Lyme Timber Company, and The Conservation Fund about purchase of a conservation easement for some time. Recent updates to the Basin Management Action Plan (BMAP) show the significant contribution of this property to protecting groundwater of an Outstanding Florida Spring, Devil's Ear Group, as well as flows through Cow Creek to the Lower Santa Fe River. A conservation easement protecting this property is consistent with guidance for submittal of a Springs Funding application to the Florida Department of Environmental Protection (FDEP).

Approximately 12,078 acres of the property is located in the Devil's Ear Group springshed, which is a designated Outstanding Standing Florida Spring, and is within the Priority Focus Area of the Devil's Ear Group springshed.

The Lyme Gilchrist Forest Conservation Acquisition would be submitted as a Springs grant project proposal to FDEP. The property is included in the District Florida Forever Plan as a Conservation Easement opportunity to protect springs and the Lower Santa Fe River.

/rh  
Attachments

## PARCEL SUMMARY

**TRACT:** Lyme Timber Company Gilchrist Forest, Gilchrist County

**OWNER:** Lyme Timber Company

**PARCEL:** 17,854 acres +/-

**PARCEL DESCRIPTION:** The Lyme Gilchrist Forest property contains 17,854 acres +/- and located east and northeast of Bell. The tract has frontage on CR 232 and CR 340. The property is managed for forest products.

Approximately 12,167 acres of the property is located in the Devil's Ear Complex springshed (Devil's Ear, Devil's Eye, Little Devil's Spring first magnitude group), Ginnie Springs (second magnitude), Gilchrist Blue (second magnitude) and July Spring (second magnitude). The Devil's Spring Group is a designated Outstanding Standing Florida Spring. The eastern portion of the property is within the priority focus area of Devil's Spring Group springshed.

The property is identified in the District's Florida Forever Work Plan. A portion (14,412 ac.) is also included on the Tier 2 list for the Florida Department of Agriculture and Consumer Services Rural and Family Lands Protection Program.

The Santa Fe Basic Management Action Plan characterizes approximately 12,078 acres as medium recharge (3.01 to 10.0 "per acre per year) and 5,774 acres as high recharge (10.01" to 25" per acre per year).

The Cow Creek system is included in the property and provides surfacewater flows through the property to the Lower Santa Fe River.

### **WATER RESOURCE GUIDELINE SCREENING:**

Aquifer Recharge: 0.01% (95.1 acres)  
Springshed Protection: 68% (12,168 acres)  
Priority Focus Area: 9% (1,530 acres)  
Floodplain Protection: 65% (11,686 acres)  
Surface Water Protection: 46% (8,145 acres)

**OUTSTANDING INTERESTS:** To be determined by title search during detailed assessment.

**CURRENT ASKING PRICE:** There is no asking price at this time.

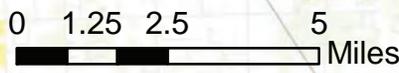
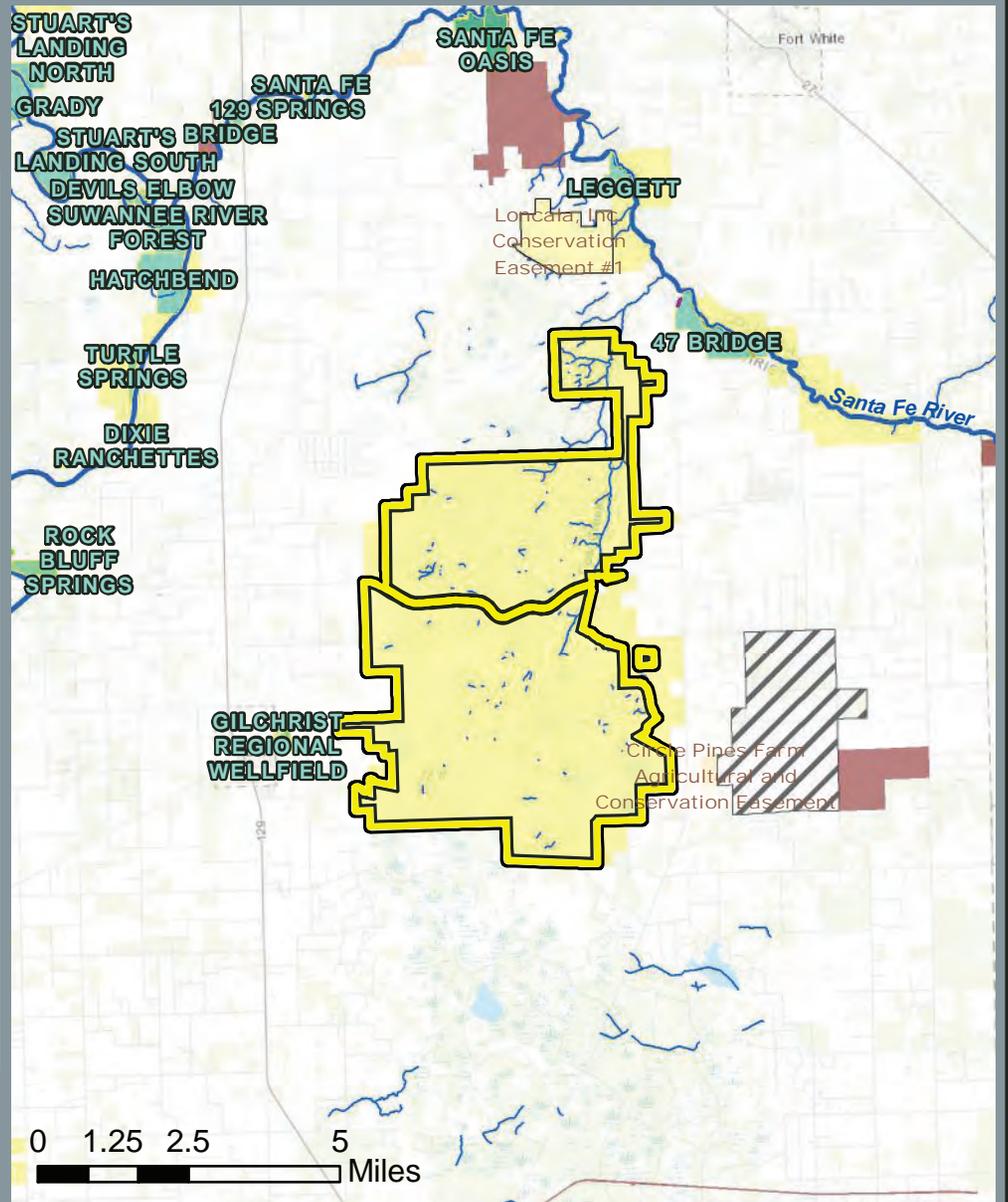
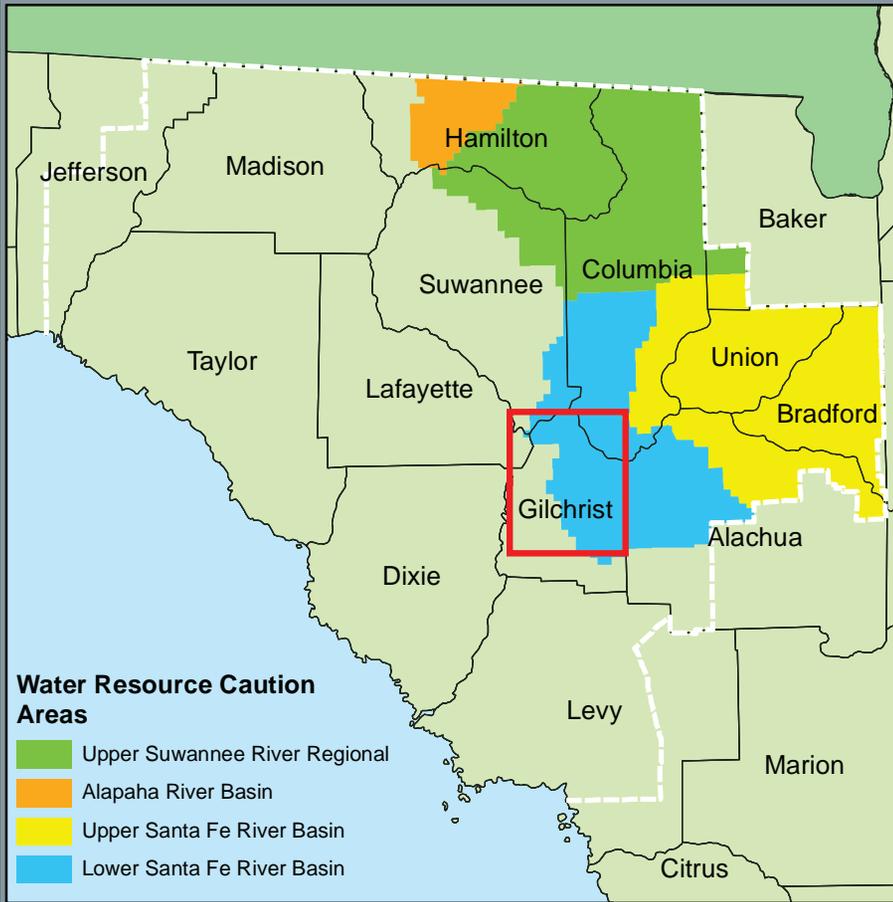
**ASSESSMENT COSTS:** Costs of detailed assessment are estimated to be from \$200,000 to \$250,000.

**ACCESS:** This property has highway access from CR 340 and CR 232.

**MANAGEMENT:** The property is proposed as a conservation easement purchase.

/rh  
File #19-002

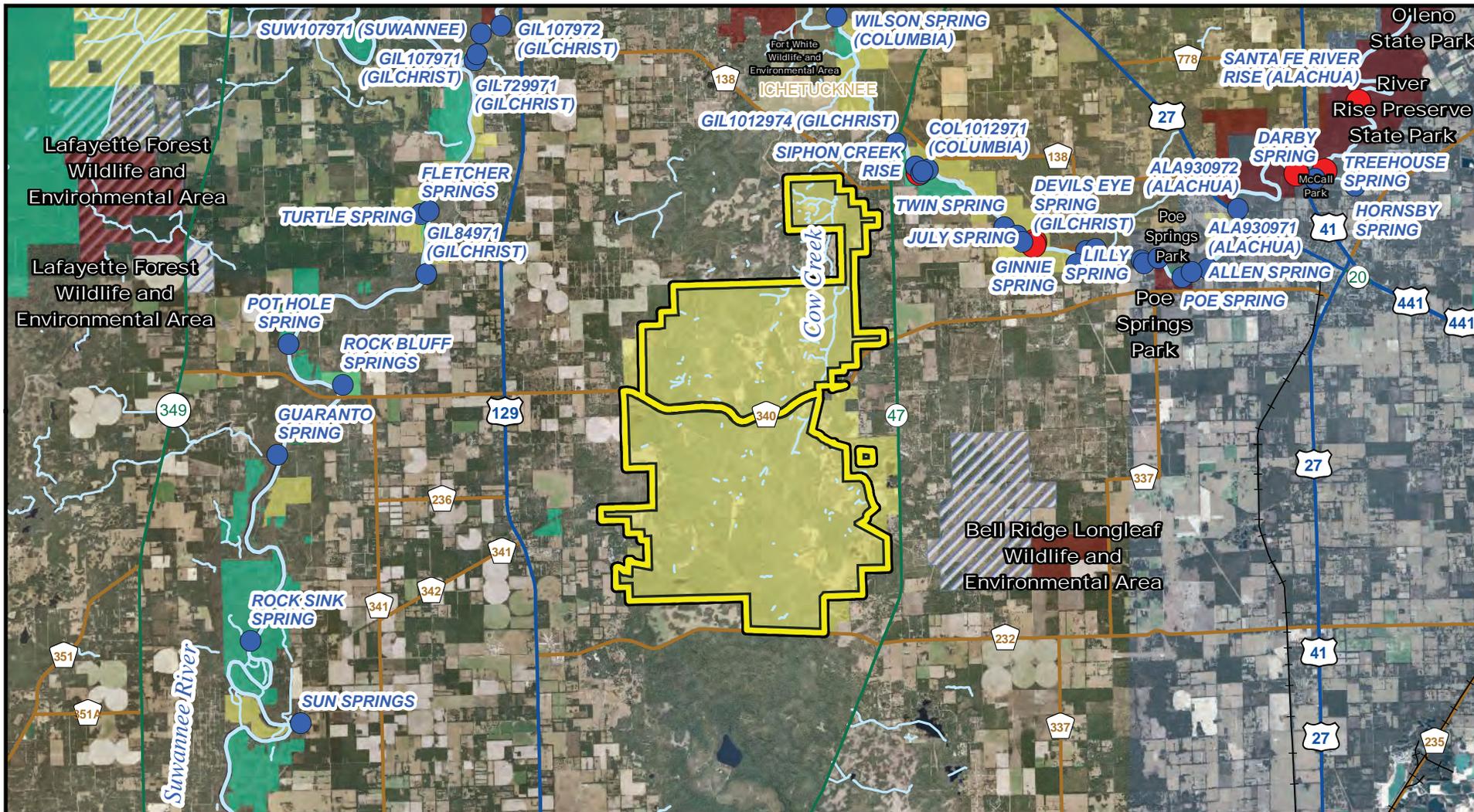
# Gilchrist Forest Property Offer Location Map



- Property Boundary
- SRWMD Ownership
- Other Public Ownership
- SRWMD Boundary
- Conservation Easements
- SRWMD Proposed Acquisition



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Map Created 2/25/2019

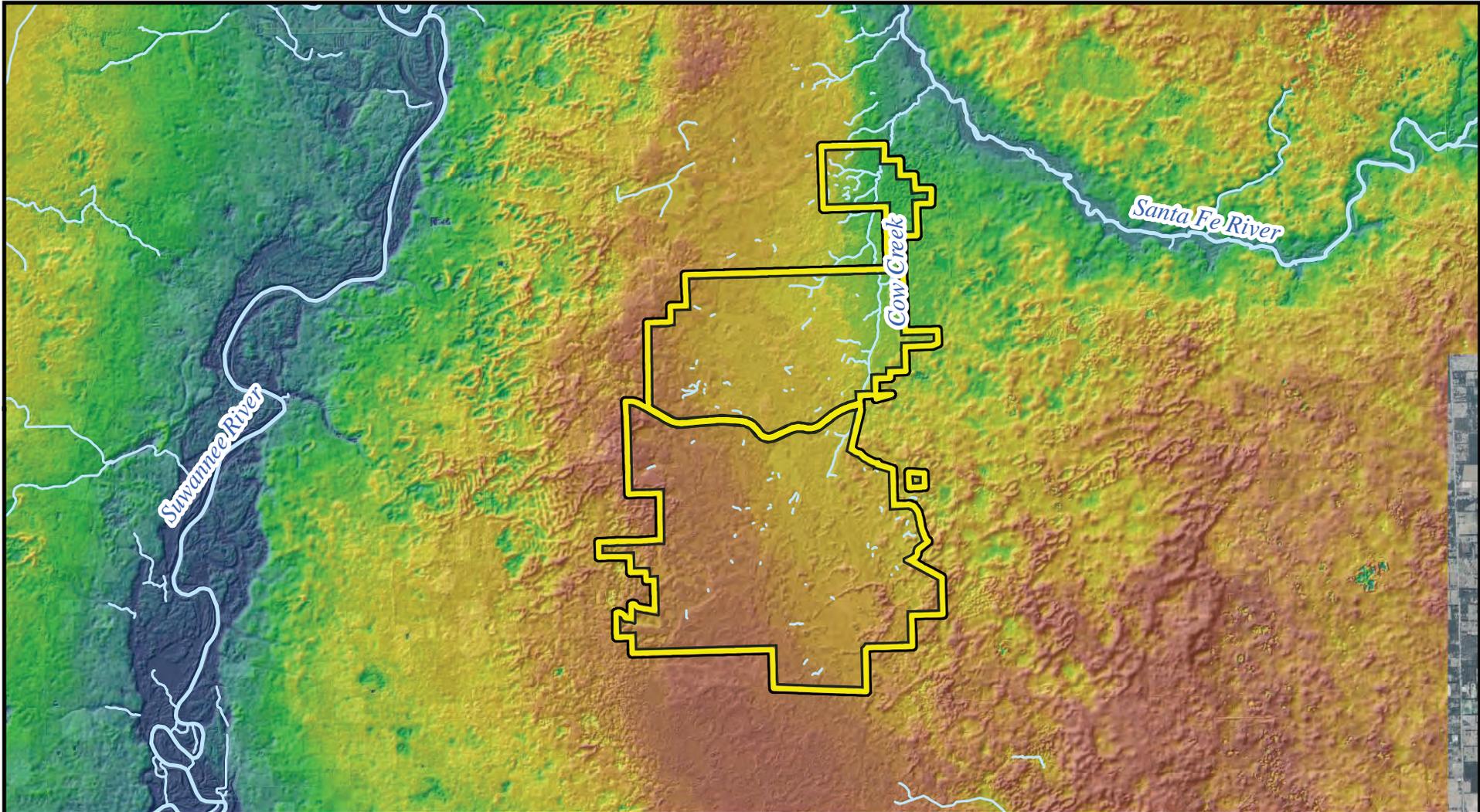


-  Property Boundary
-  Rivers and Streams
-  SRWMD Ownership
-  SRWMD Conservation Ownership
-  SRWMD Proposed Acquisitions

**Gilchrist Forest**  
 ±17,854 Ac  
 Gilchrist County



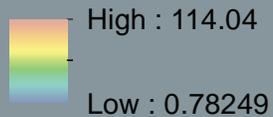
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### Gilchrist Forest Property Offer LiDAR Overview

-  Property Boundary
-  Rivers and Streams

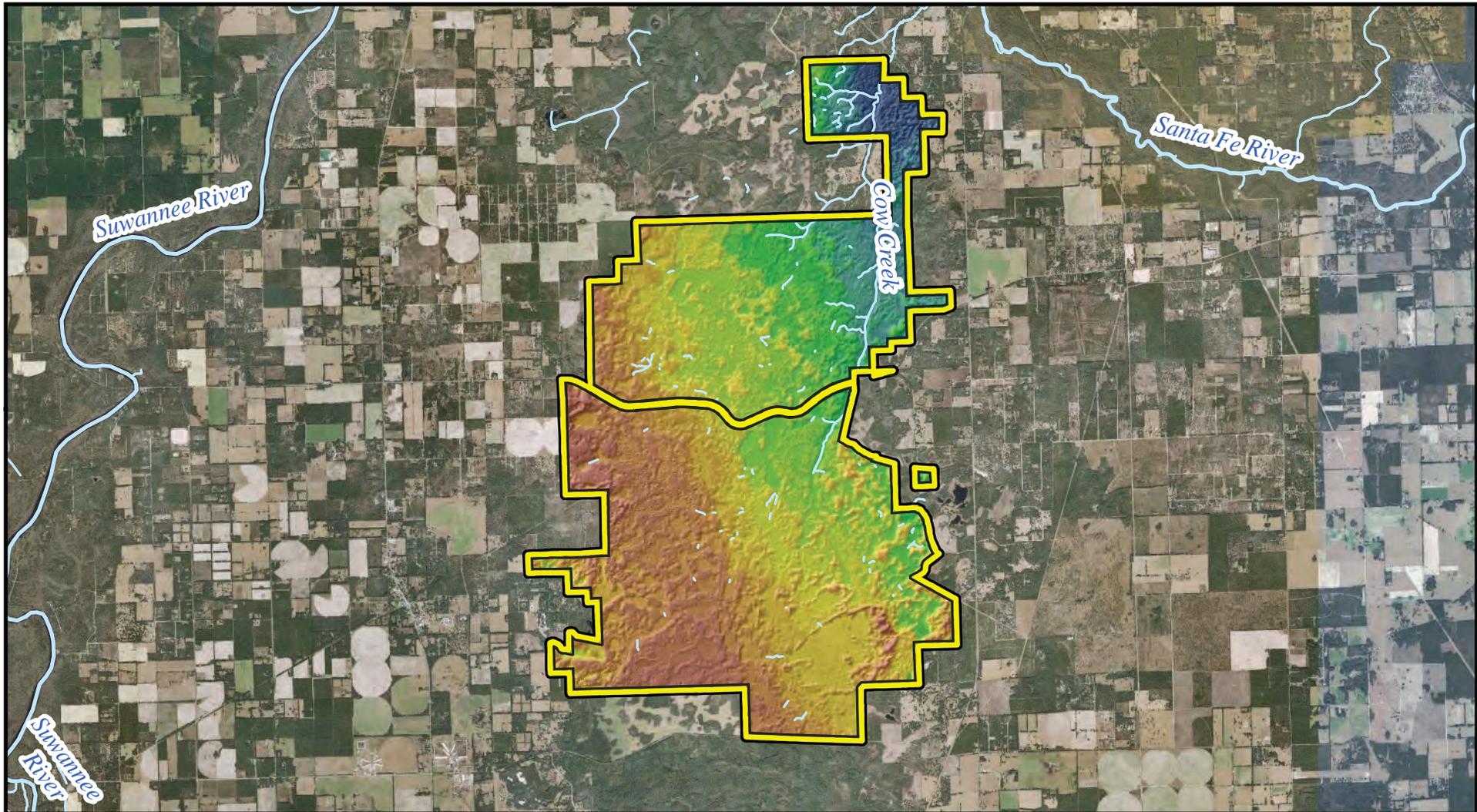
#### Land Surface Elevation



(Vertical Datum NAVD88-  
Units US Feet)  
Note: Elevations displayed are  
derived from LiDAR Data.



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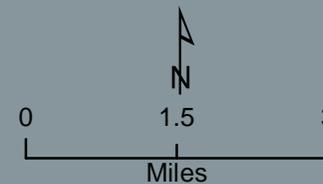
**Gilchrist Forest  
Property Offer  
LiDAR DEM Property**

-  Property Boundary
-  Rivers and Streams

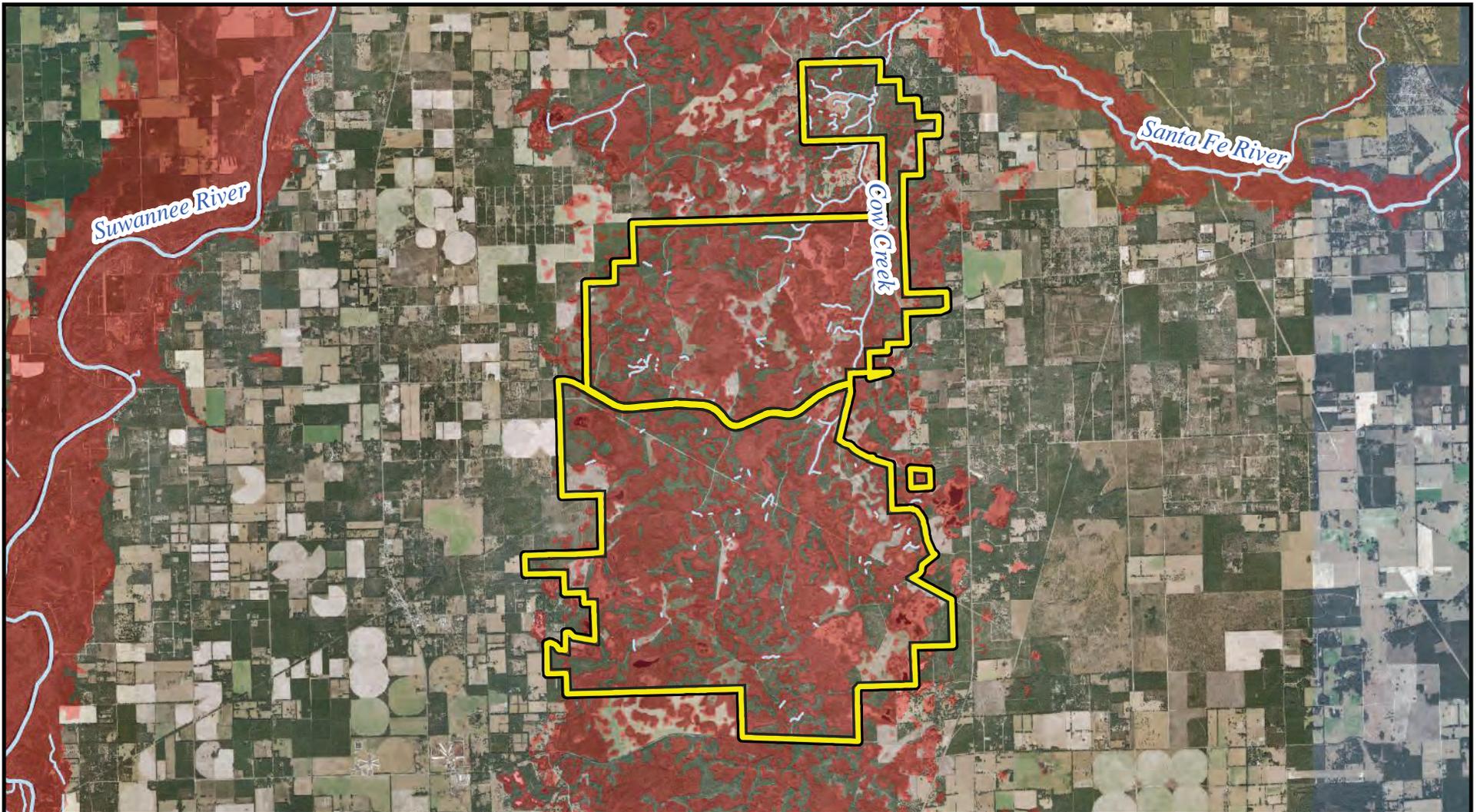
**Land Surface Elevation**



(Vertical Datum NAVD88-  
Units US Feet)  
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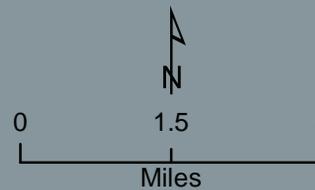


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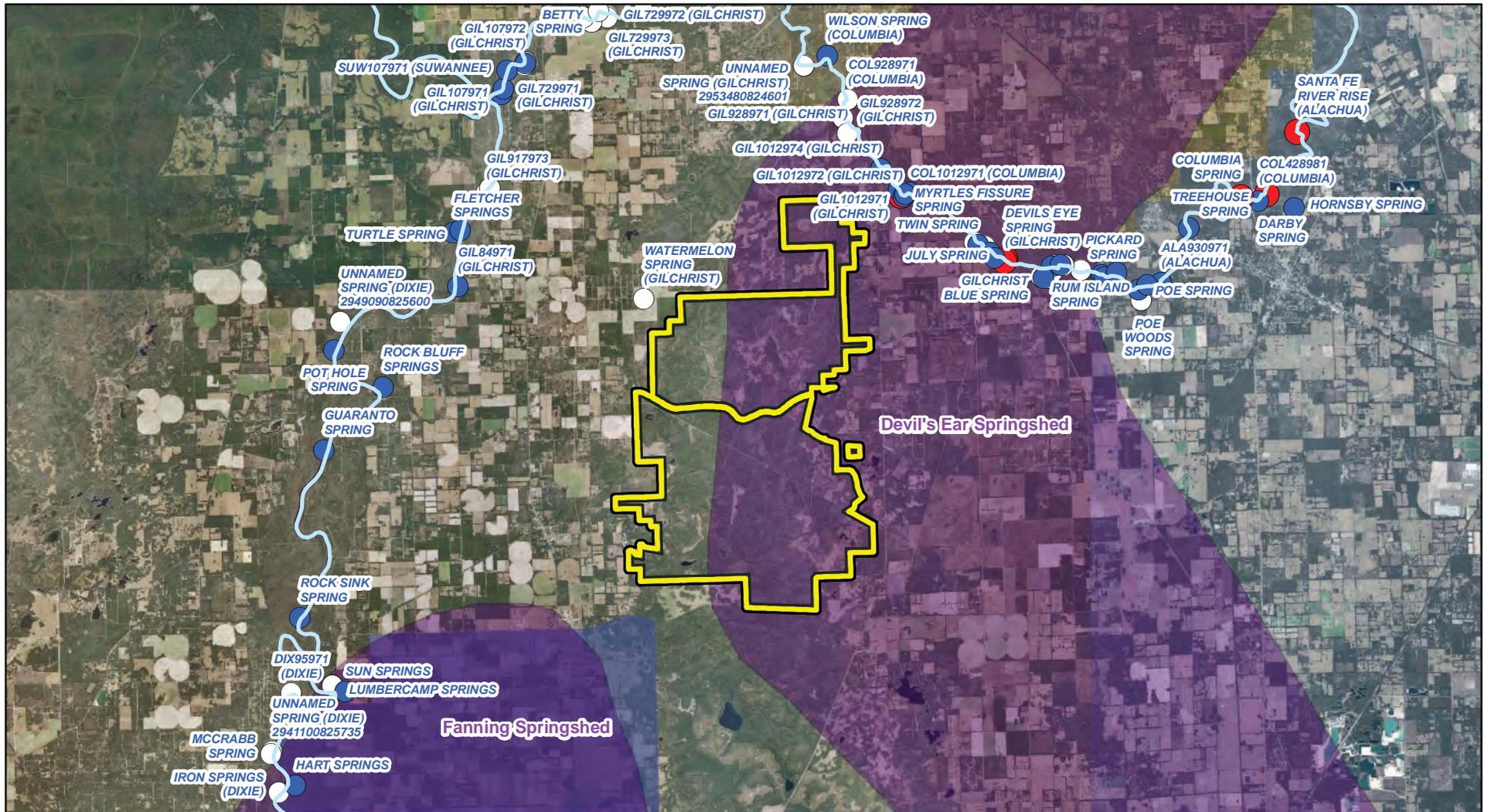


### Gilchrist Forest Property Offer Floodplain Protection

-  Property Boundary
-  Floodplain Protection - 65% / ±11,685.80 ac
-  Rivers and Streams

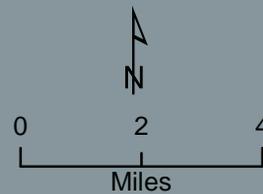
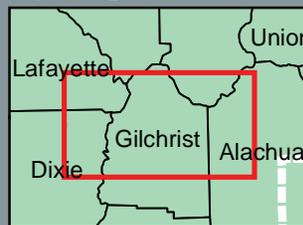


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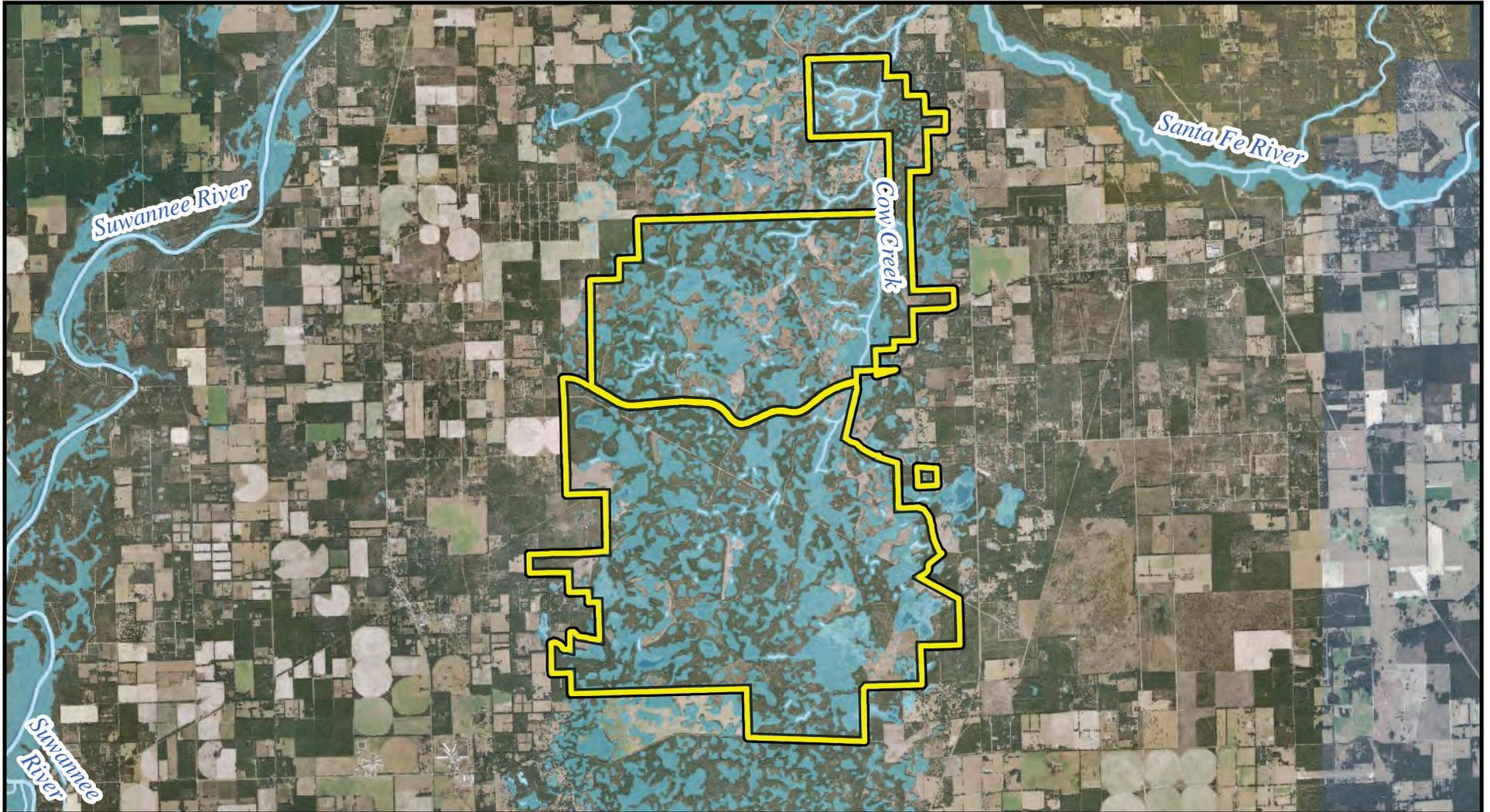


-  Property Boundary
-  Springshed 68% / ±12,168.32 ac
-  1st Magnitude Spring
-  2nd Magnitude Spring
-  >3rd Magnitude Spring

### Gilchrist Forest Property Offer Springs Protection

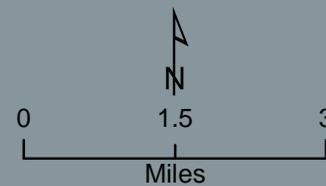


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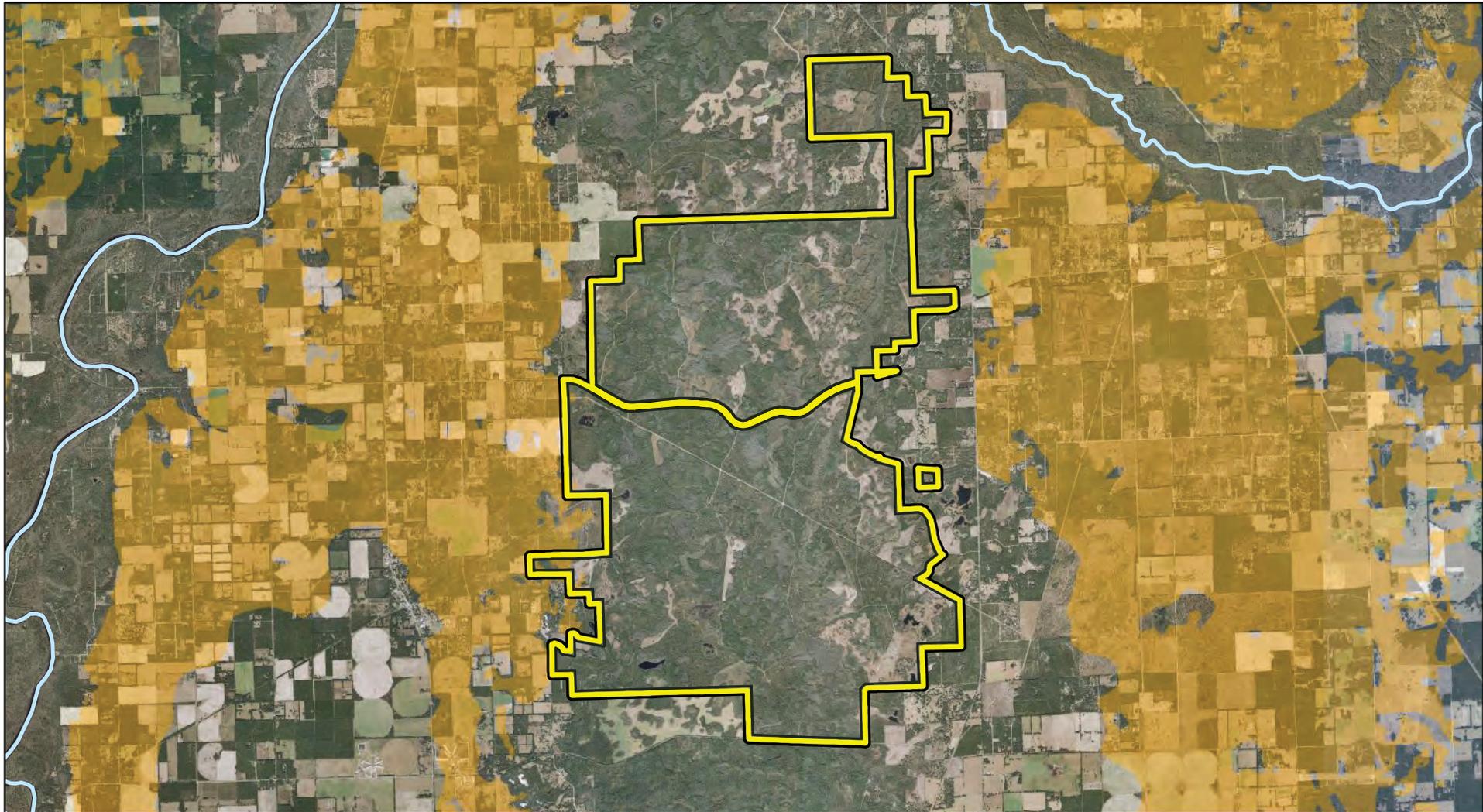


### Gilchrist Forest Property Offer Surface Water Protection

-  Property Boundary
-  Surface Water Protection - 46% / ±8145.21 ac
-  Rivers and Streams

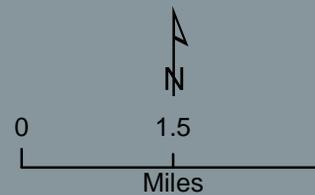


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### Gilchrist Forest Property Offer Aquifer Recharge Protection

-  Property Boundary
-  Aquifer Recharge - 0.01% / ±95.06 ac
-  Rivers and Streams



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