

## LANDS COMMITTEE MEETING AGENDA

### OPEN TO THE PUBLIC

June 11, 2019  
Following Board Meeting

District Headquarters  
Live Oak, Florida

1. Call to Order / Committee Roll Call
2. Public Comment  
General Discussion / Updates
3. *Gulf Power Presentation*  
Land Acquisition / Property Offers
4. *Rocky Creek Acquisition, Hamilton County*
5. *Lyme Gilchrist Sandlin Bay Swap, Gilchrist and Columbia Counties*  
Conservation Easement Modification Requests  
None  
Surplus Lands
6. *Country Club Road, Columbia County*
7. Announcements
8. 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: Bob Heeke, Senior Project Manager

THRU: Steve Minnis, Deputy Executive Director, Business and Community Services

DATE: May 28, 2019

RE: Authorization to Commence Detailed Assessment and Negotiations with Molpus Woodlands Group on the Purchase of the Rocky Creek Tract, Hamilton County

### RECOMMENDATION

**Staff requests Lands Committee approval to forward a recommendation to the Governing Board to authorize staff to commence detailed assessment and negotiations with Molpus Woodlands Group for the purchase of the 470 +/- acre Rocky Creek Tract in Hamilton County.**

### BACKGROUND

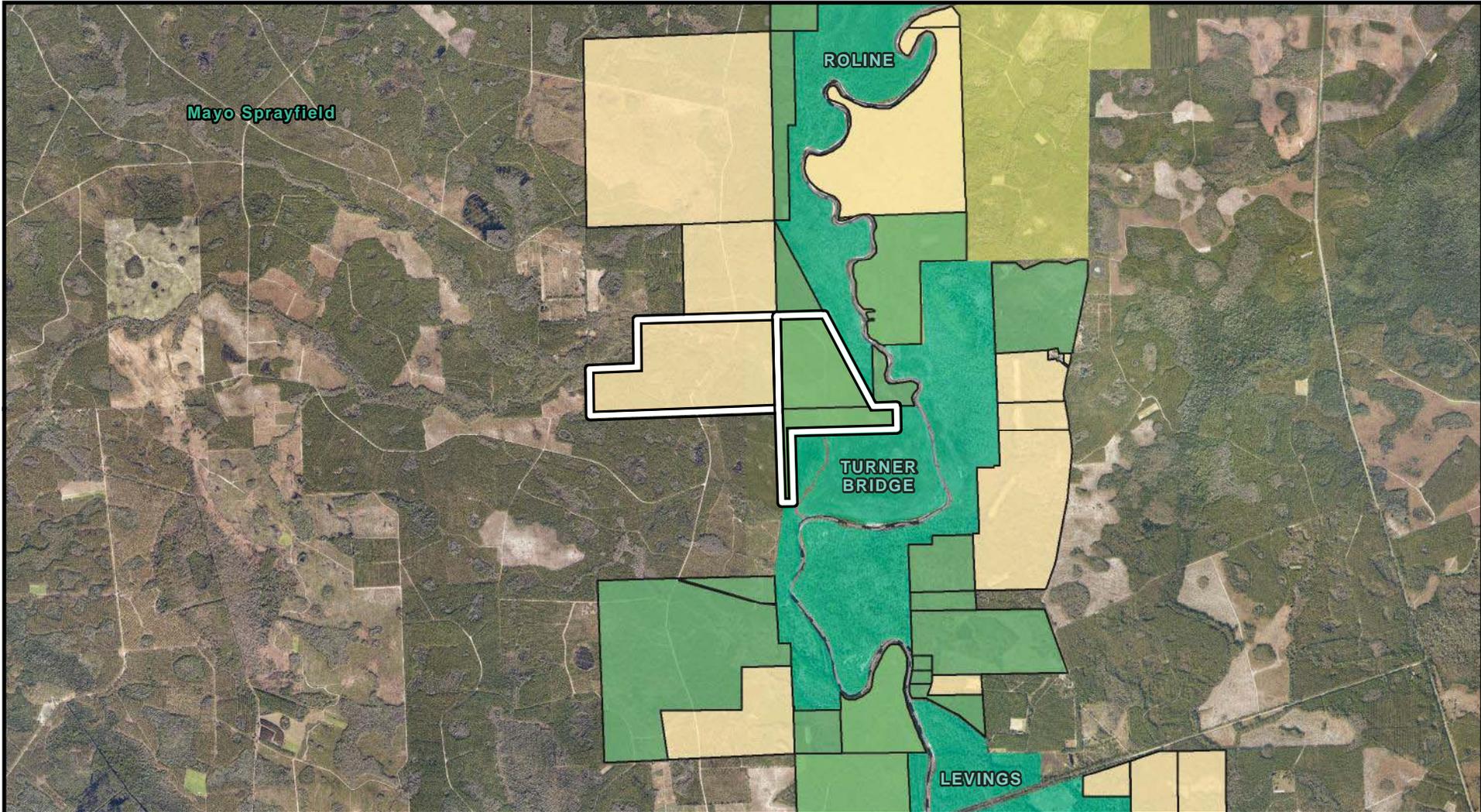
The District received funds from Department of Environmental Protection (FDEP) in 2018 through the Springs Grant program to construct four recharge wells in the Upper Suwannee River Region. After the assessment process four well locations were selected, one of which is on private land, owned by Molpus at Rocky Creek in Hamilton County. FDEP rules for recharge wells require “institutional control” of certain lands surrounding the wells to protect the waters that would be used for recharge.

Staff has approached Molpus about a purchase of real estate. Since Molpus is a timber investment organization, they were not interested in any less than fee purchases. The footprint of this acquisition was mutually developed to give the District maximum control over the waters in Rocky Creek to be used for recharge. The footprint also incorporates easily managed boundaries for both parties and connects to existing nearby District lands. District staff will pursue discussions with Molpus about their reserving certain existing stands of near mature pine timber to reduce overall cost.

Preliminary technical review suggests that the Rocky Creek basin is large enough that this site may be able to support additional wells beyond the current funded well justifying this larger footprint.

This purchase, if approved, would be funded by a combination of Springs Grant funds and PCS Mitigation funds.

/rh  
Attachments



Property Boundary



SRWMD Ownership



Other Public Ownership



SRWMD Proposed Acquisitions

**Adjacent Parcels Ranking**

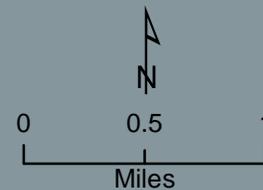
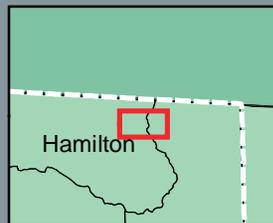


Primary

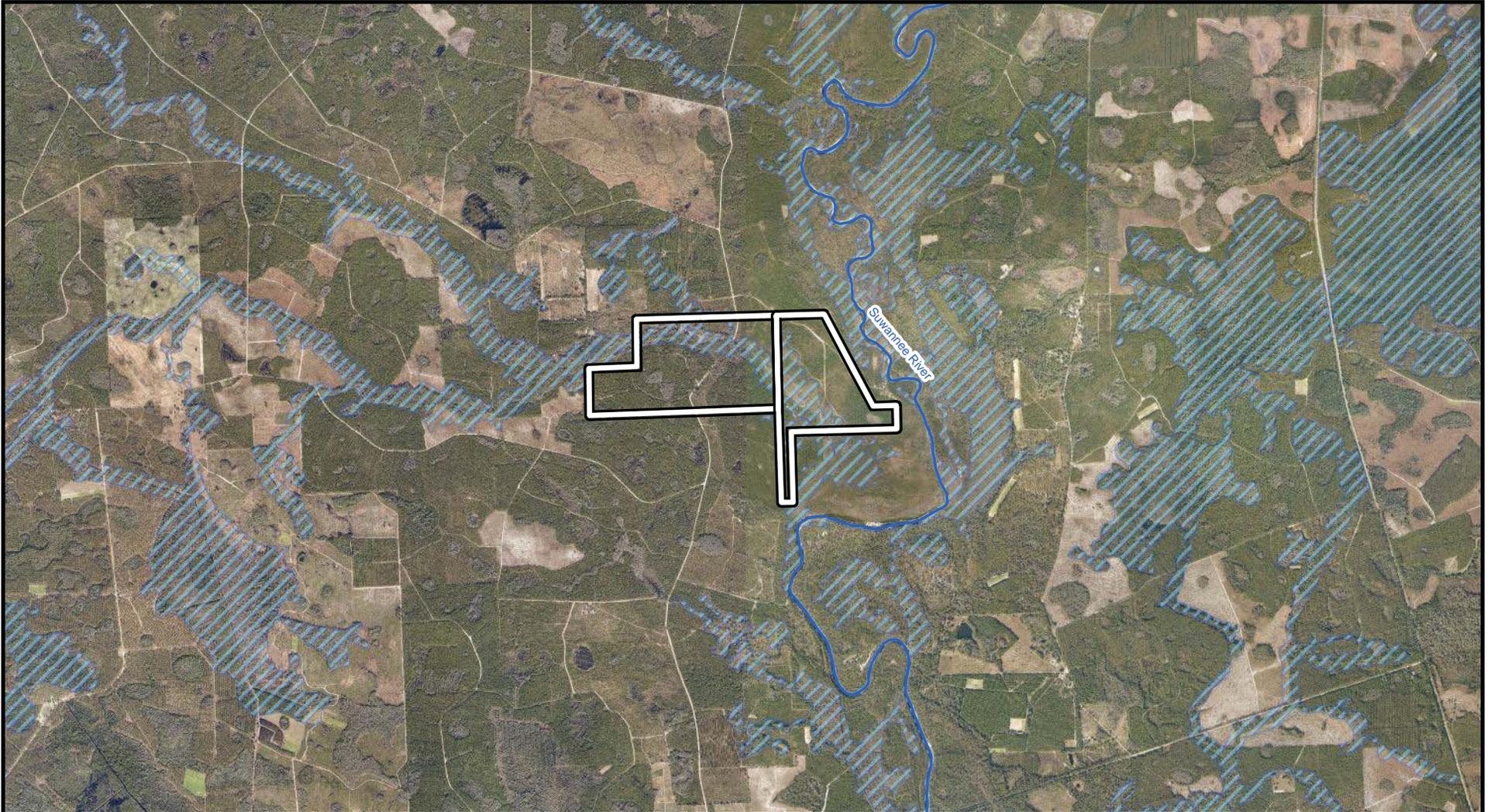


Secondary

**Molpus Property  
± 468 Ac  
Hamilton County**

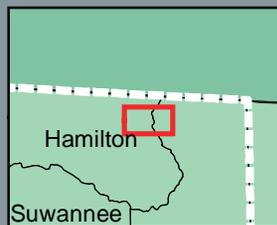


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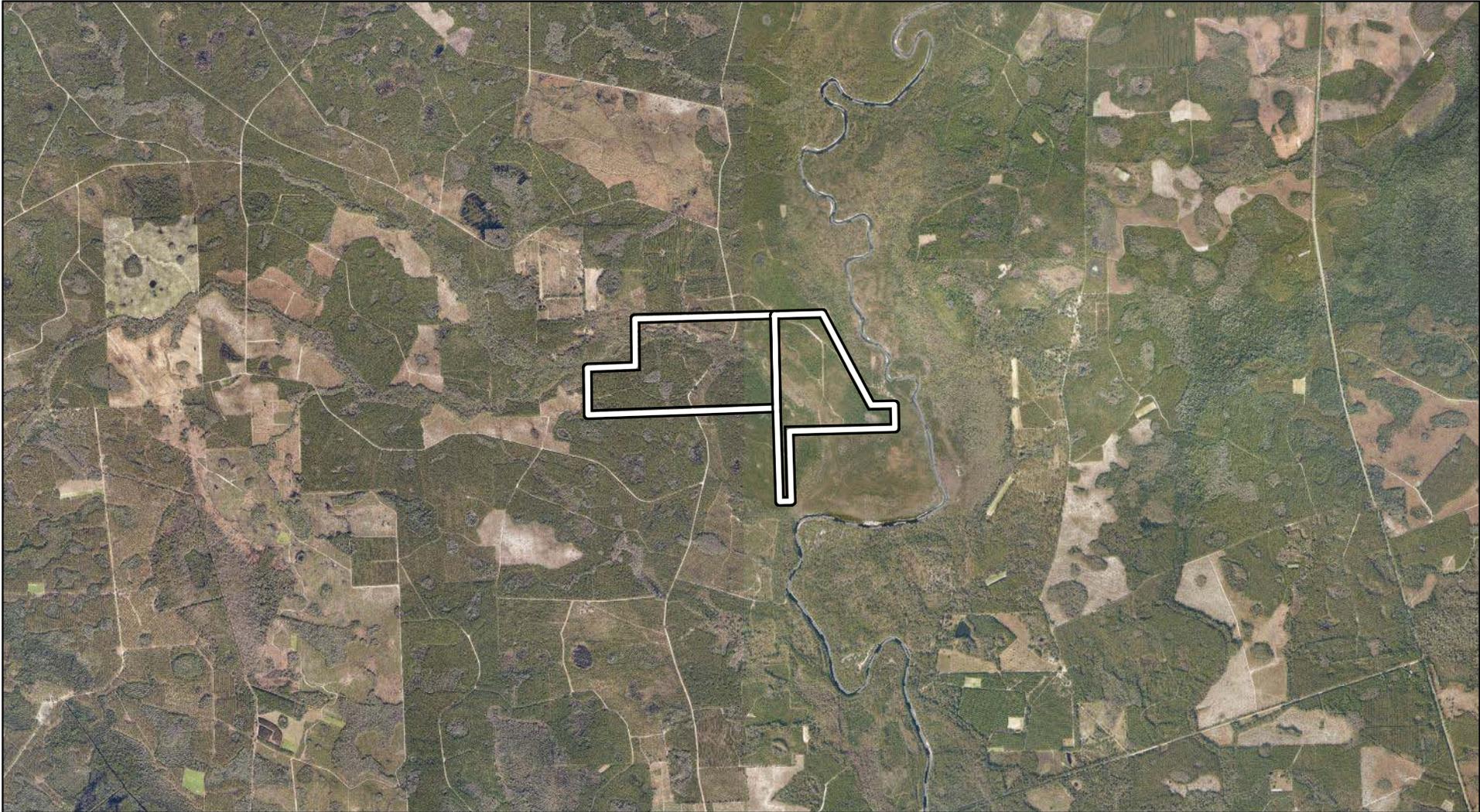


-  Property Boundary
-  Surface Waters (Riverine)
- SRWMD Major Rivers**
-  Priority 1
-  Priority 2
-  Other

### Molpus Property Property Offer Surface Water Protection

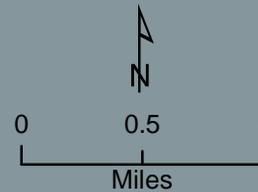
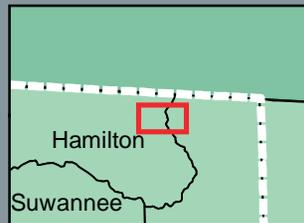


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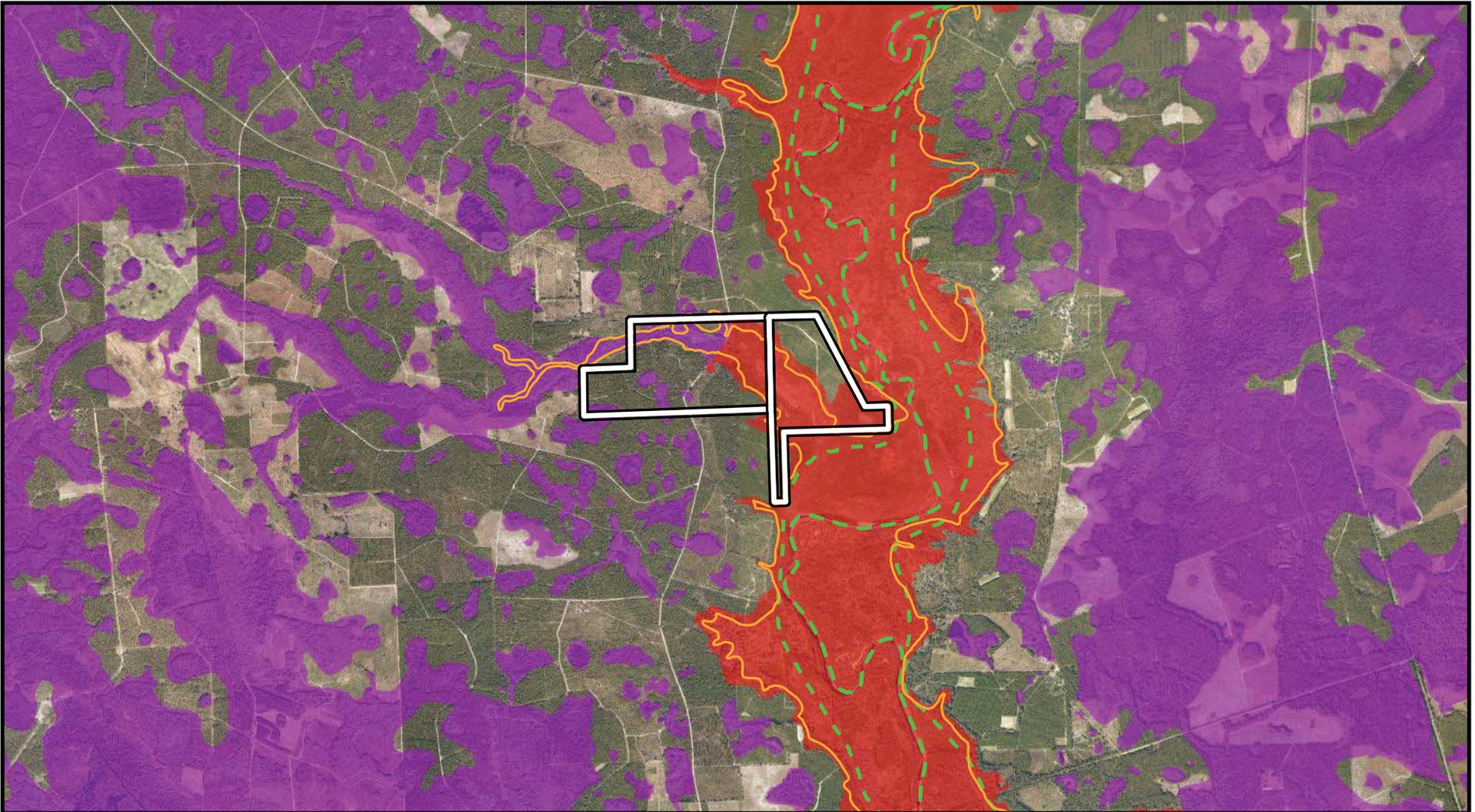


### Molpus Property Property Offer Springs Protection

-  Property Boundary
-  Springs Protection

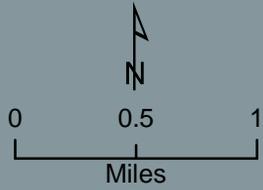
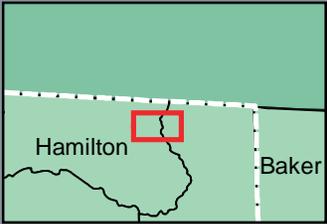


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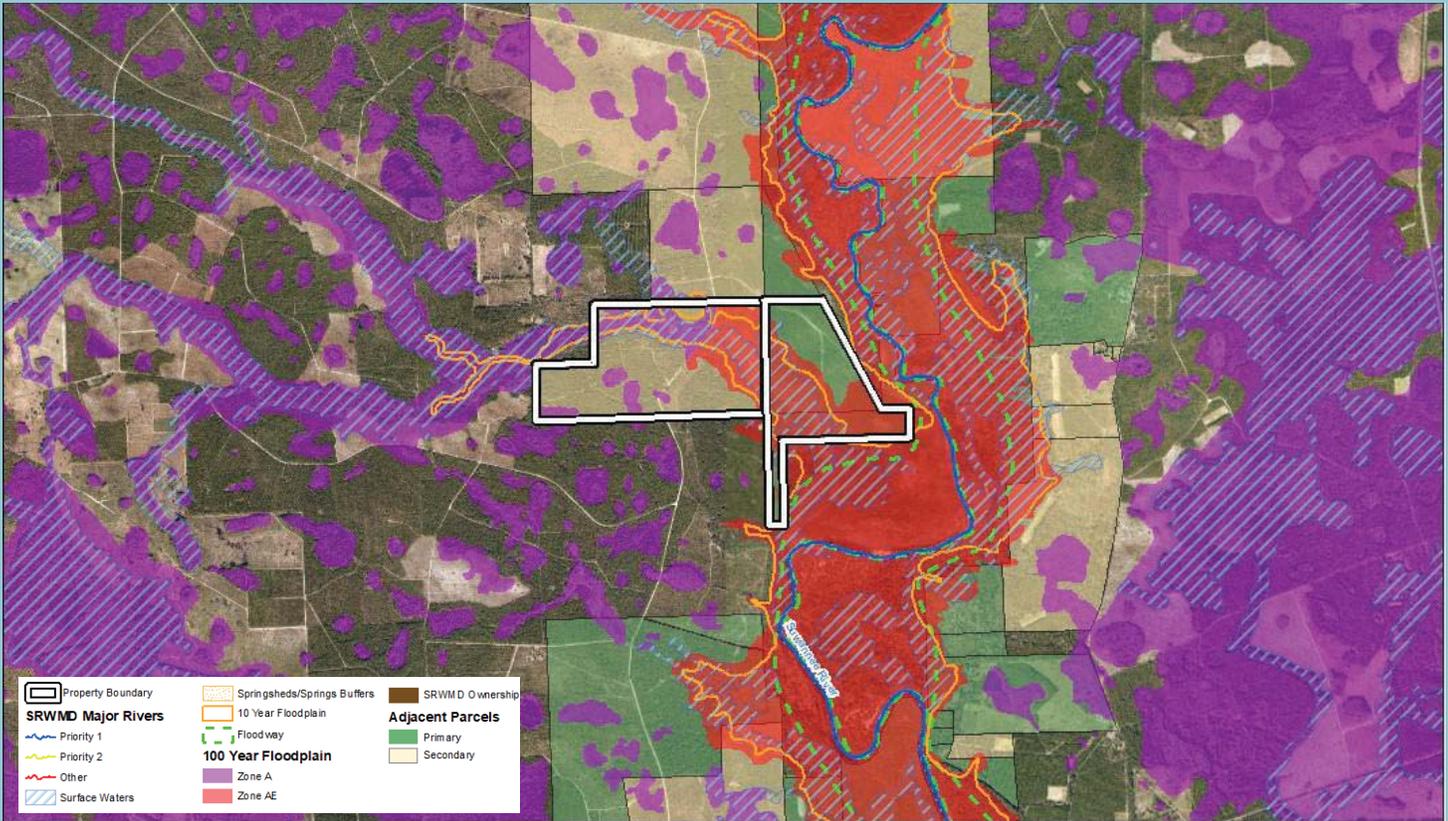
### Molpus Property Property Offer Floodplain Protection

-  Property Boundary
-  10 Year Floodplain
-  Floodway
- 100 Year Floodplain**
-  Zone A
-  Zone AE



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# Suwannee River Water Management District Triage Analysis Results



Property Name: Molpus Property

Date: 05/28/19

Acreage: ± 468

County: Hamilton

Transaction Type: Acquisition

## Surface Water Protection-

Major River? (Y) [Suwannee-Priority 1]

Riverine Surface Waters? (Y) [± 124 ac]

## Springs Protection -

Springshed or springs buffers? (N)

## Adjacency

(Y) [Priority 1 & 2]

## Flood Protection-

Floodway? (N)

10 Year Floodplain? (Y) [± 133 ac]

100 Year Floodplain? (Y) [± 237 ac]

## Miscellaneous:

PFA? (N)

WRCA? (Y) [Eastern WRCA]

BMAP? (N)

## MEMORANDUM

TO: Lands Committee

FROM: Bob Heeke, Senior Project Manager

THUR: Steve A. Minnis, Deputy Executive Director, Business and Community Services

DATE: May 28, 2019

RE: Authorization to Commence Detailed Assessment and Negotiations with Lyme Timber Company and The Conservation Fund on the Exchange of the Sandlin Bay Tract, Gilchrist County

### RECOMMENDATION

**Staff requests Lands Committee approval to forward a recommendation to the Governing Board to authorize staff to commence detailed assessment and negotiations with Lyme Timber Company and The Conservation Fund for the exchange of the 2,032 +/- Sandlin Bay Tract in Columbia County for an equal or better value Conservation Easement on the Lyme Gilchrist Forest Tract in Gilchrist County.**

### BACKGROUND

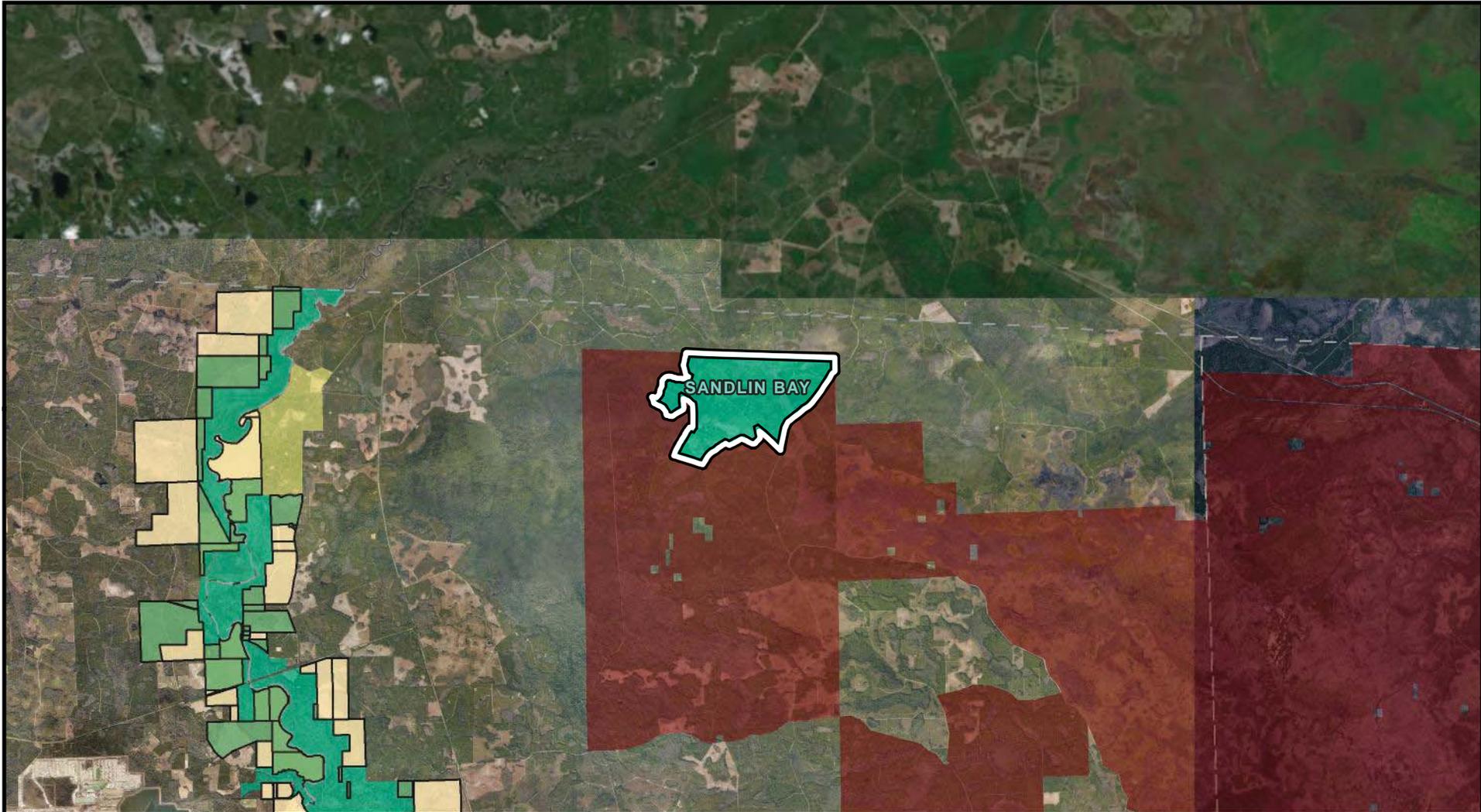
In early 2000, the District and United States Forest Service (USFS) coordinated on the purchase of the approximately 16,000-acre Sandlin Bay Tract that was included in both agencies' acquisition plans. The intent was for the USFS to buy out the District over time and manage the property as part of Osceola National Forest. The District has been selling land to the USFS since 2003 and this parcel represents the last piece to complete the sale. The Conservation Fund is working with the USFS to facilitate purchases in this area.

The proposed exchange would benefit the District by reducing management costs on this remote tract while continuing with appropriate management by the USFS that would protect the water resources. The property has limited natural recharge due to the confining layers in this region.

The Lyme Gilchrist Forest Tract Conservation Easement would protect recharge lands and a portion of the springshed of the Devil's Ear Springs Complex, which includes Blue Springs State Park and Rum Island Springs County Park. The Conservation Easement would also provide protection of Cow Creek, a significant tributary of the Lower Santa Fe River.

An exchange from a fee parcel to conservation easement would allow more acres to be protected due to relative land values and management of the Lyme Gilchrist Forest Tract would be by a private landowner.

/rh  
Attachments

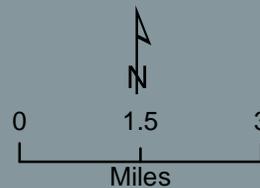


-  Property Boundary
-  SRWMD Ownership
-  Other Public Ownership
-  SRWMD Proposed Acquisitions

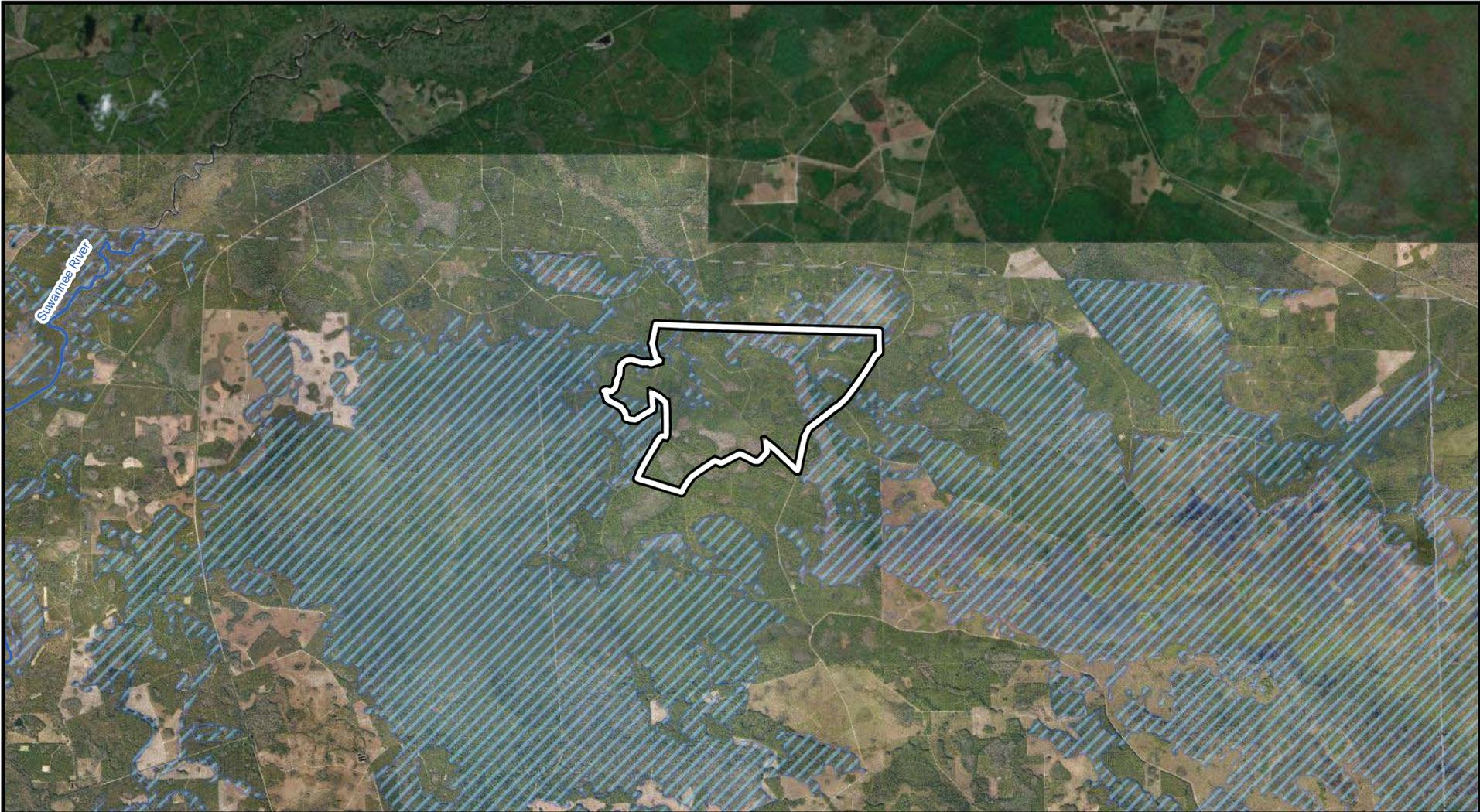
**Adjacent Parcels Ranking**

-  Primary
-  Secondary

**Sandlin Bay  
± 2031 Ac  
Columbia County**

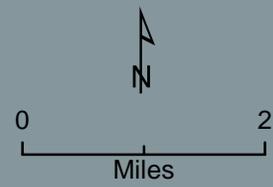
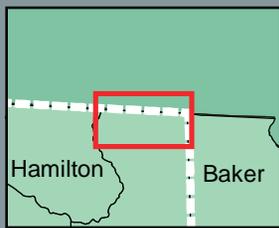


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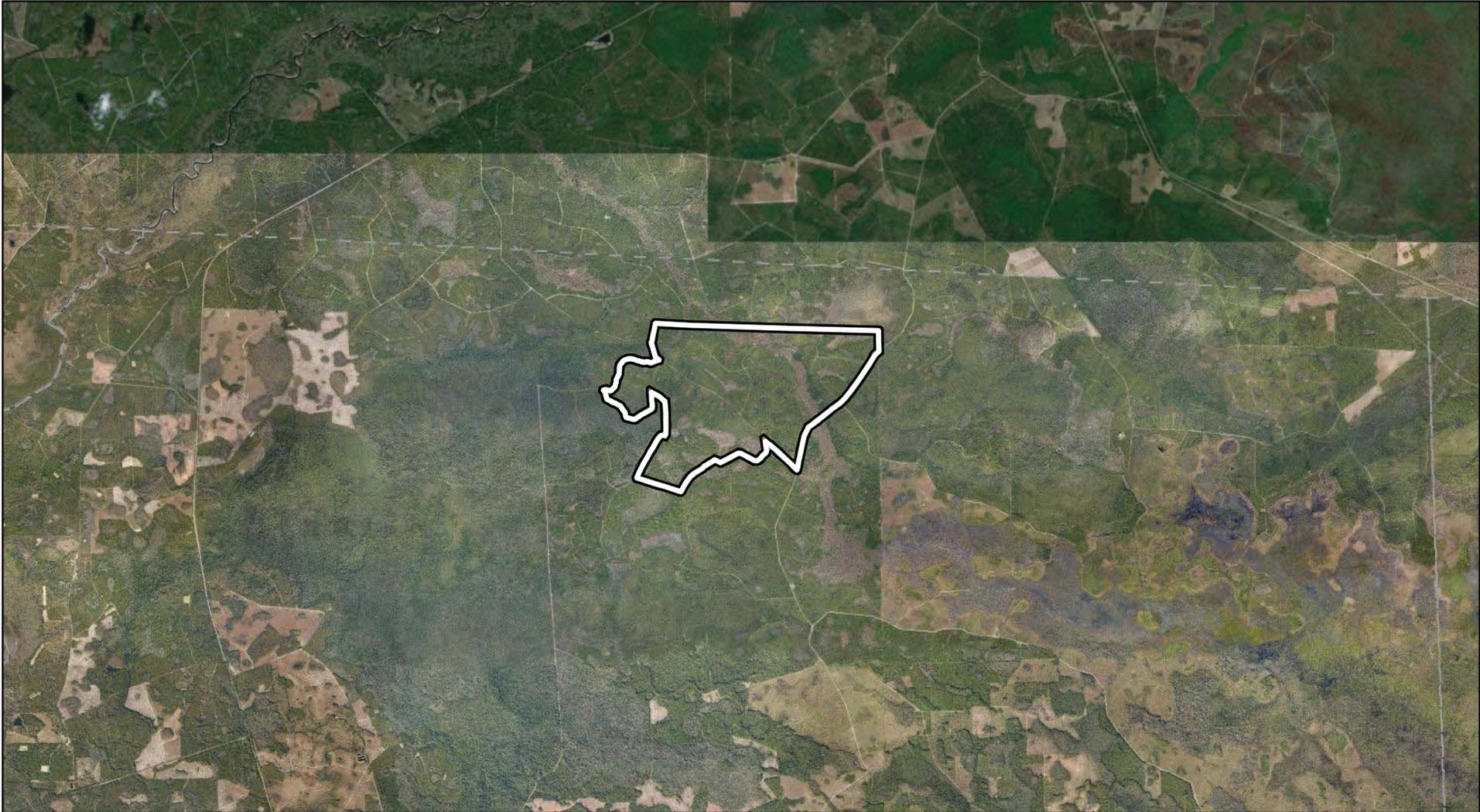


-  Property Boundary
-  Surface Waters (Riverine)
- SRWMD Major Rivers**
-  Priority 1
-  Priority 2
-  Other

### Sandlin Bay Property Offer Surface Water Protection

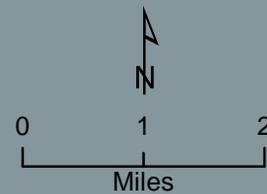
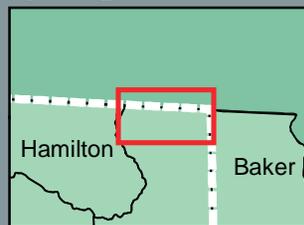


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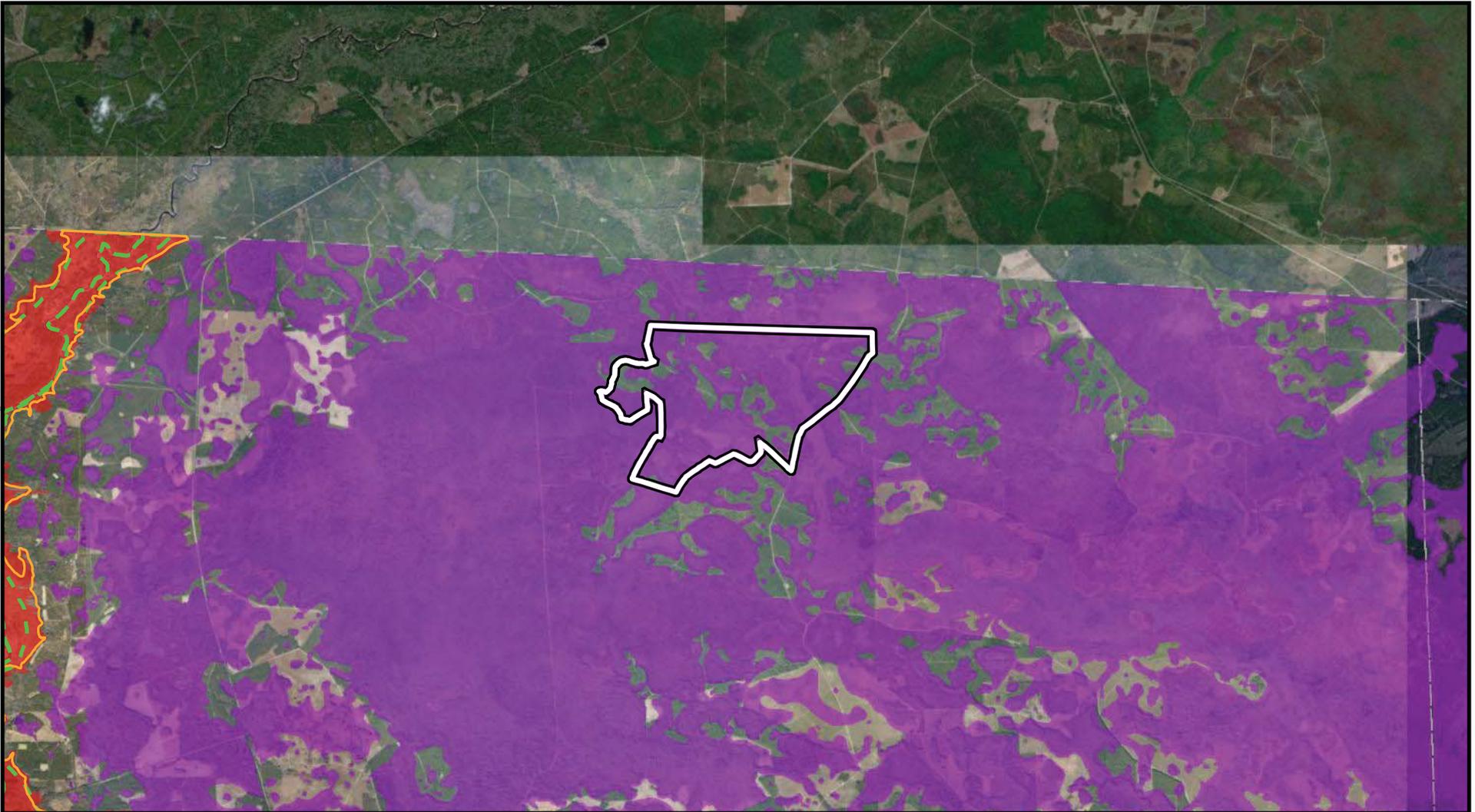


### Sandlin Bay Property Offer Springs Protection

-  Property Boundary
-  Springs Protection

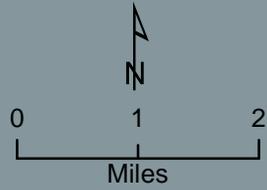
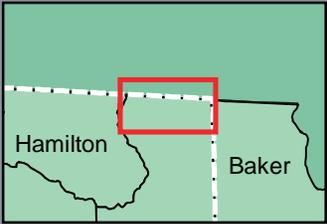


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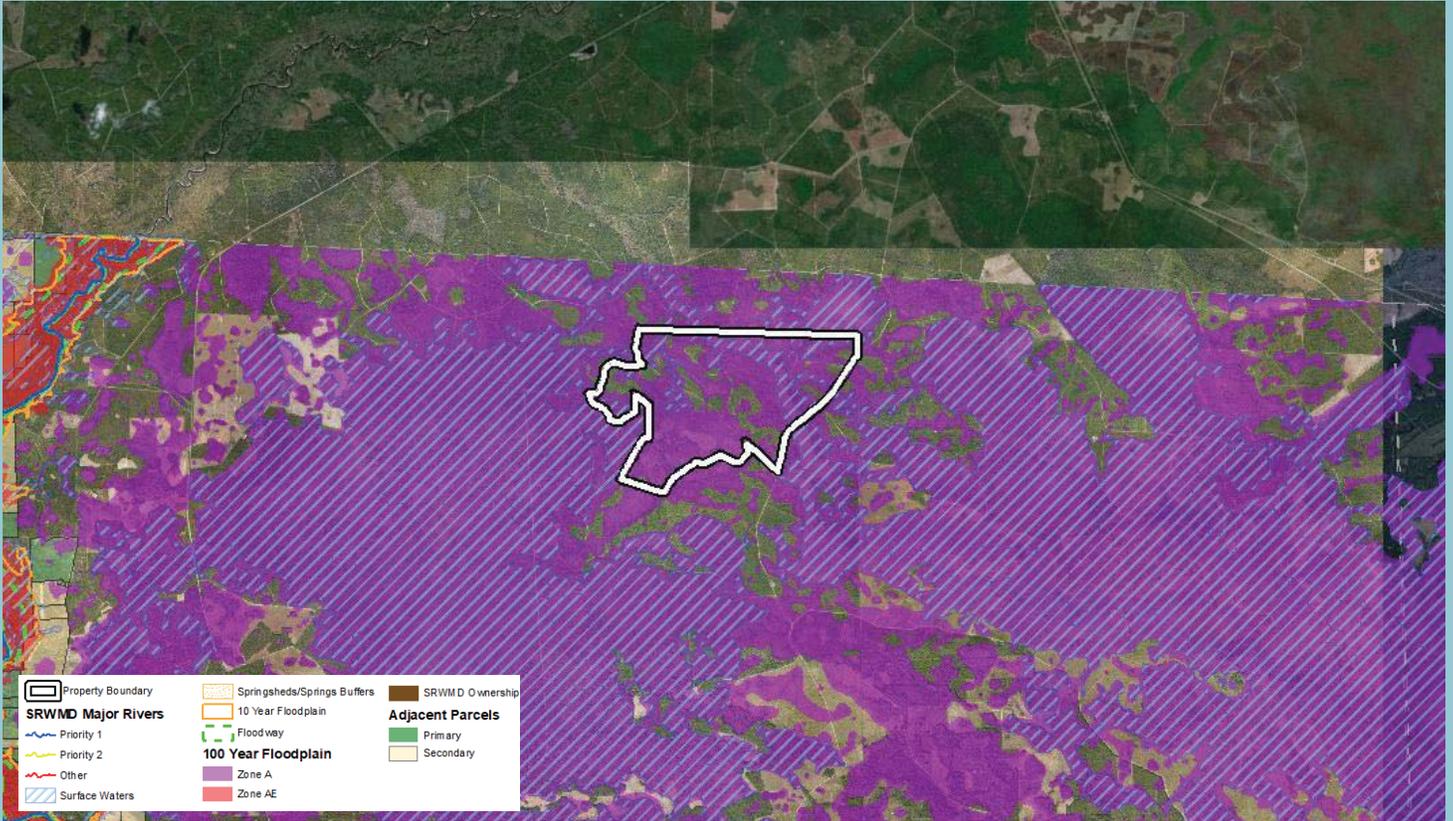
### Sandlin Bay Property Offer Floodplain Protection

-  Property Boundary
-  10 Year Floodplain
-  Floodway
- 100 Year Floodplain**
-  Zone A
-  Zone AE



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# Suwannee River Water Management District Triage Analysis Results



Property Name: Sandlin Bay

Date: 05/29/19

Acreage: ± 2031

County: Columbia

Transaction Type: Exchange

## Surface Water Protection-

Major River? (N)

Riverine Surface Waters? (Y) [± 413 ac]

## Springs Protection -

Within Springshed or springs buffers?  
(N)

## Adjacency

(N) [priority]

## Flood Protection-

Floodway? (N)

10 Year Floodplain? (N)

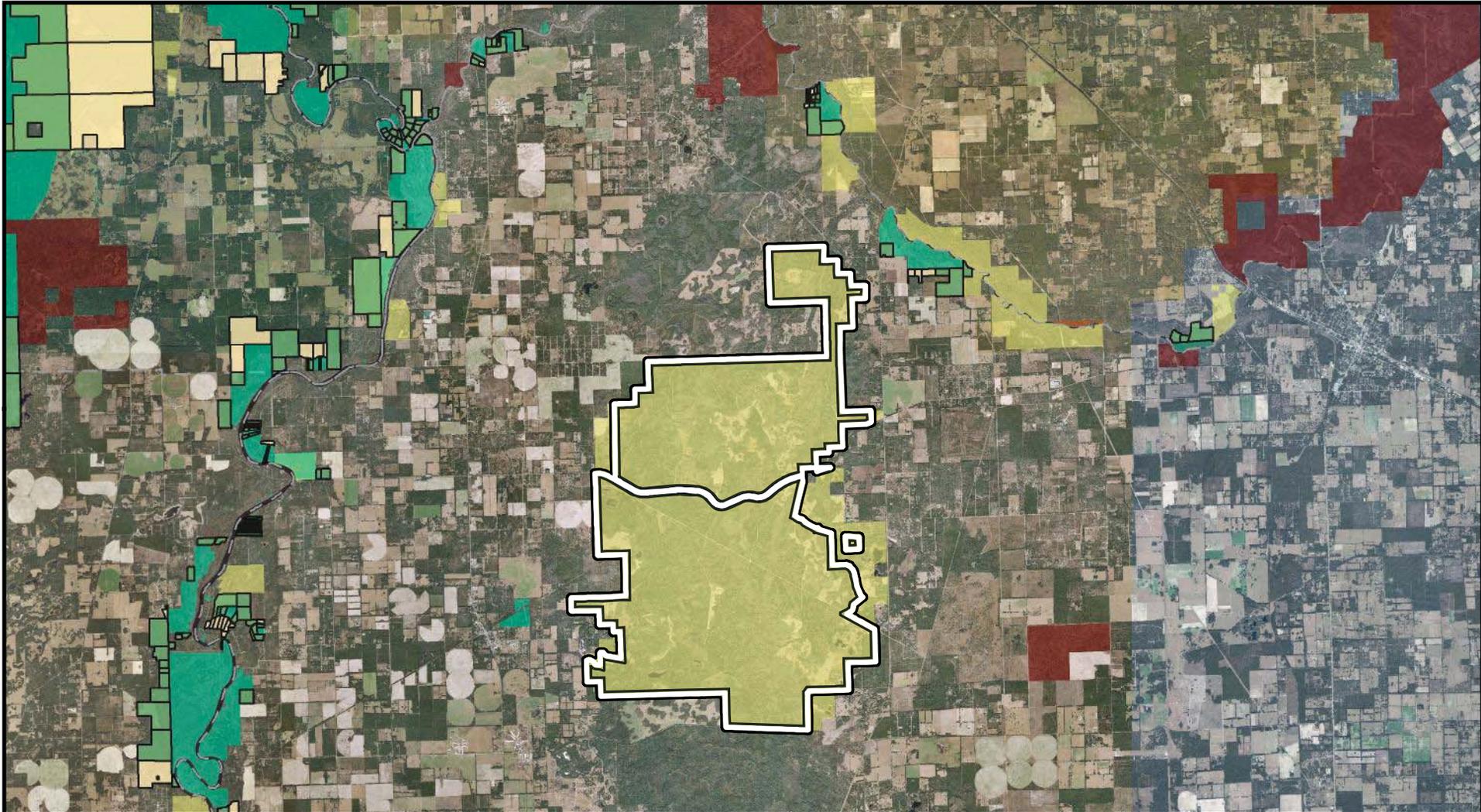
100 Year Floodplain? (Y) [± 1698 ac]

## Miscellaneous:

PFA? (Y/N) [name of pfa]

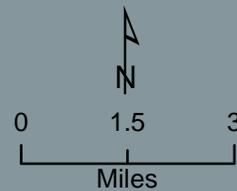
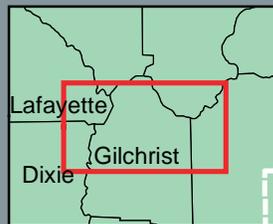
WRCA? (Y/N)

BMAP? (Y/N)

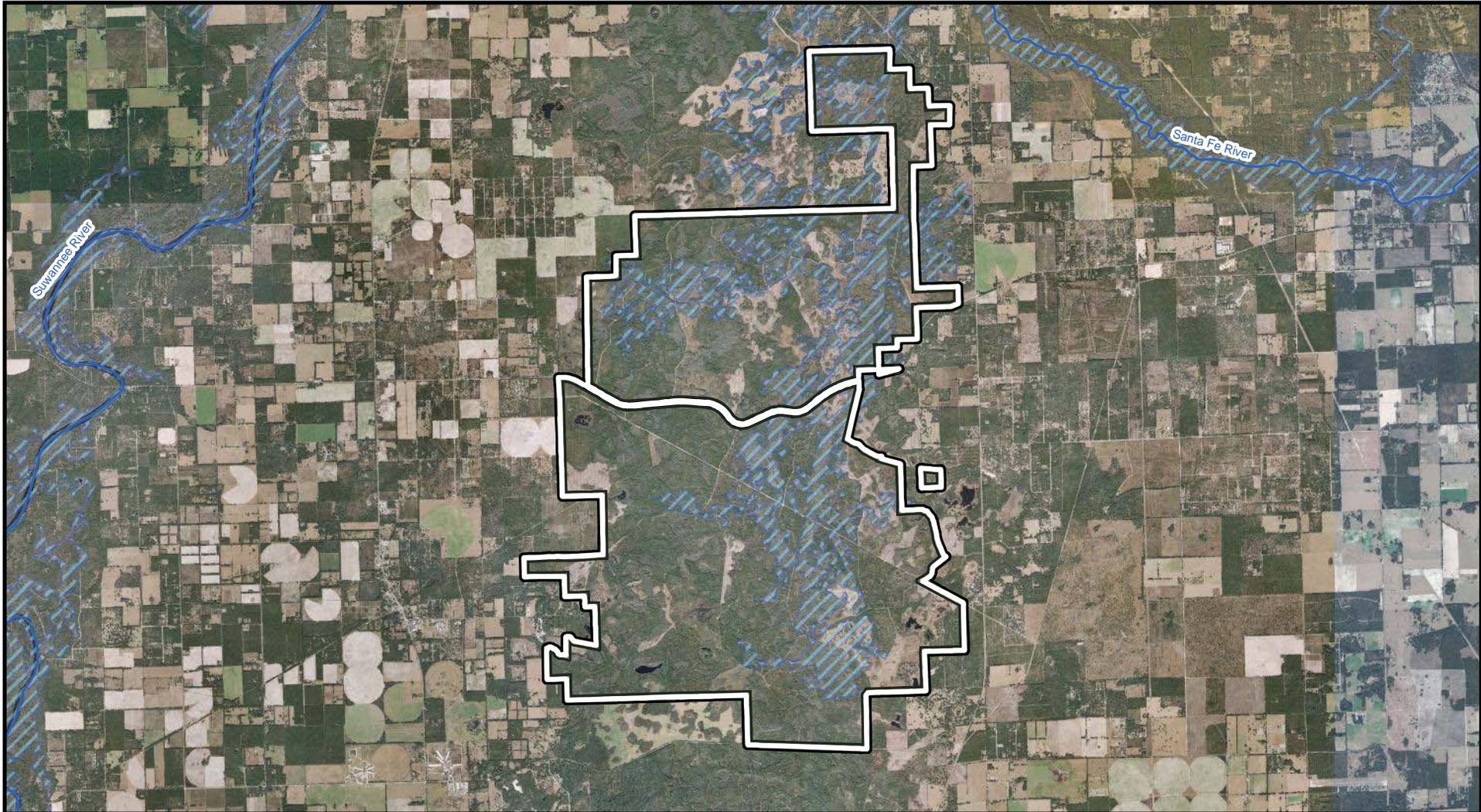


-  Property Boundary
  -  SRWMD Ownership
  -  Other Public Ownership
  -  SRWMD Proposed Acquisitions
- Adjacent Parcels Ranking**
-  Primary
  -  Secondary

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

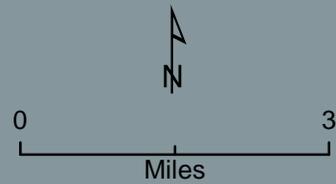


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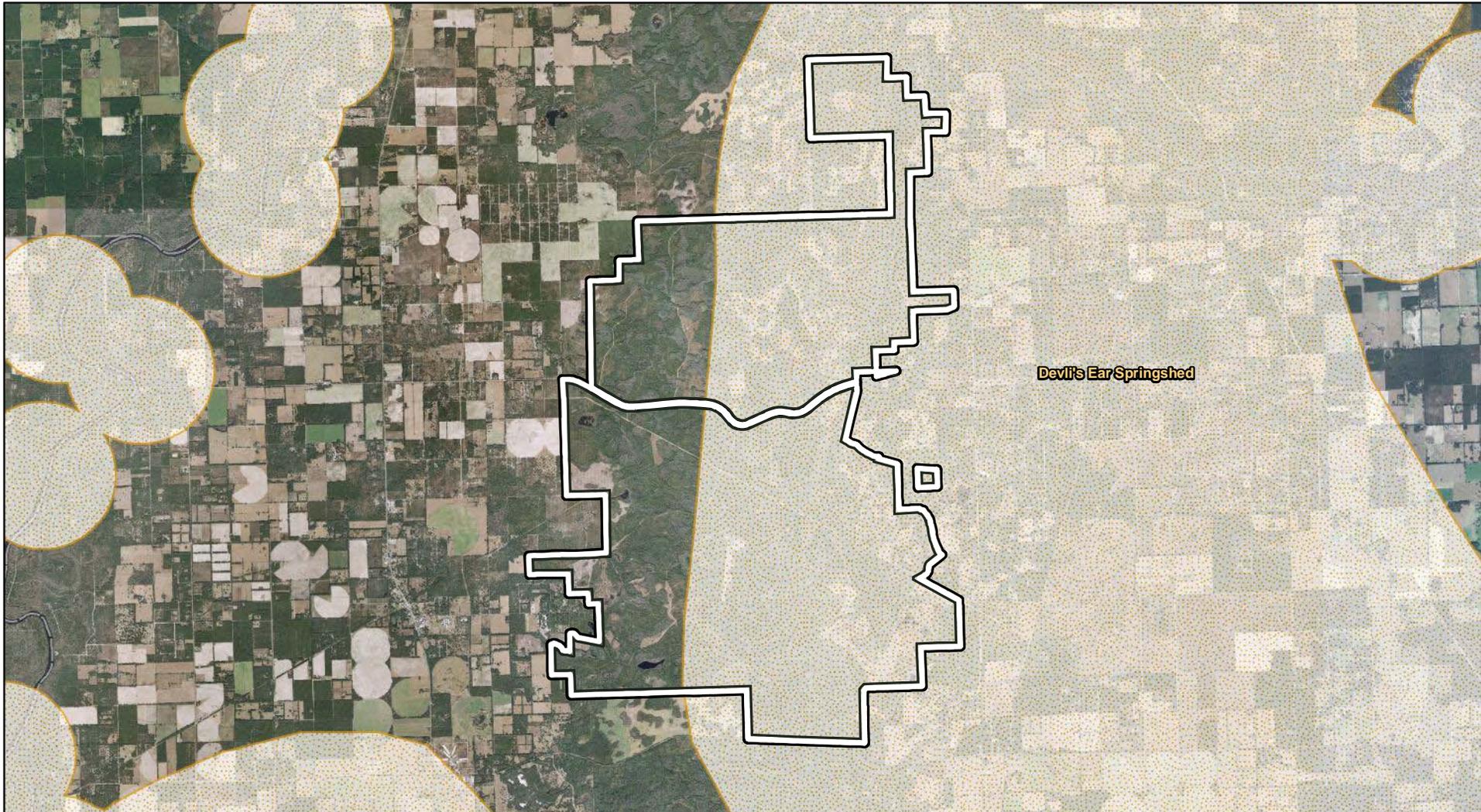


-  Property Boundary
-  Surface Waters (Riverine)
- SRWMD Major Rivers**
-  Priority 1
-  Priority 2
-  Other

### Lyme Gilchrist Property Offer Surface Water Protection



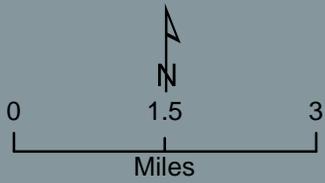
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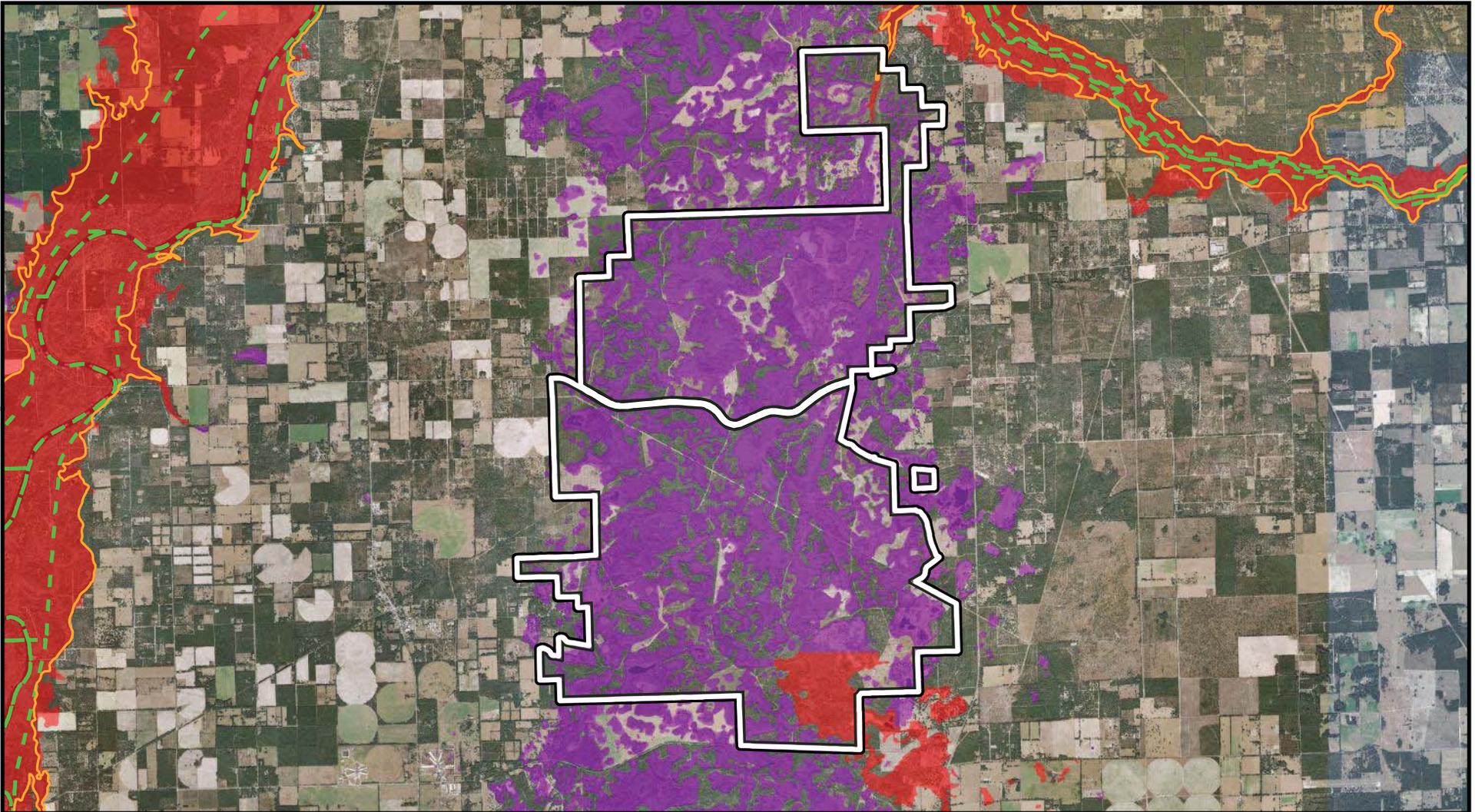
Devil's Ear Springshed

### Lyme Gilchrist Property Offer Springs Protection

-  Property Boundary
-  Springs Protection

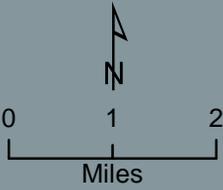


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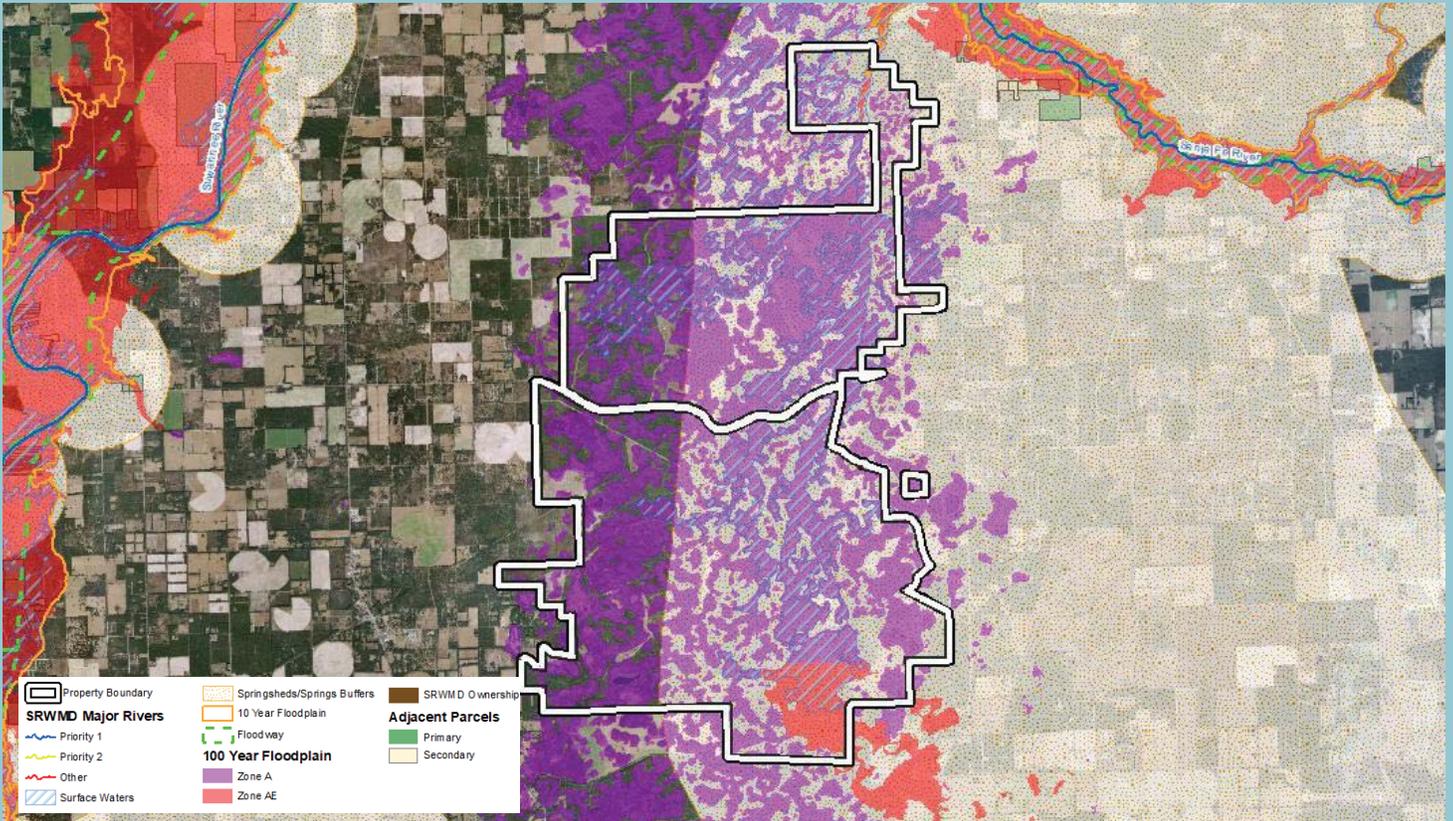
### Lyme Gilchrist Property Offer Floodplain Protection

-  Property Boundary
-  10 Year Floodplain
-  Floodway
- 100 Year Floodplain**
-  Zone A
-  Zone AE



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# Suwannee River Water Management District Triage Analysis Results



Property Name: Lyme Gilchrist

Date: 05/29/19

Acreage: ± 17,854

County: Gilchrist

Transaction Type: Acquisition

## Surface Water Protection-

Major River? (Y) [Santa Fe-Priority 1]

Riverine Surface Waters? (Y) [± 3710 ac]

## Springs Protection -

Within Springshed or springs buffers?  
(Y) [Devil's Ear Springshed]

## Adjacency

(N)

## Flood Protection-

Floodway? (N)

10 Year Floodplain? (Y) [± 5 ac]

100 Year Floodplain? (Y/N) [± 11,785 ac]

## Miscellaneous:

PFA? (Y) [Devil's Ear]

WRCA? (Y) [Eastern WRCA]

BMAP? (Y) [Suwannee/Santa Fe]

MEMORANDUM

TO: Lands Committee

FROM: Stephen Schroeder, Business and Community Service Manager

THRU: Steve Minnis, Deputy Executive Director, Business and Community Services

DATE: May 30, 2019

RE: Reaffirmation of Surplus and Approval of Revised Surplus Plan – Country Club Road  
Parcels, 80 Acres +/-, Columbia County

RECOMMENDATION

**Staff recommends the Lands Committee reaffirm its prior determination that Country Club Road parcels are no longer needed, authorize the Executive Director to declare parcels for surplus, and approve the proposed revised surplus plan.**

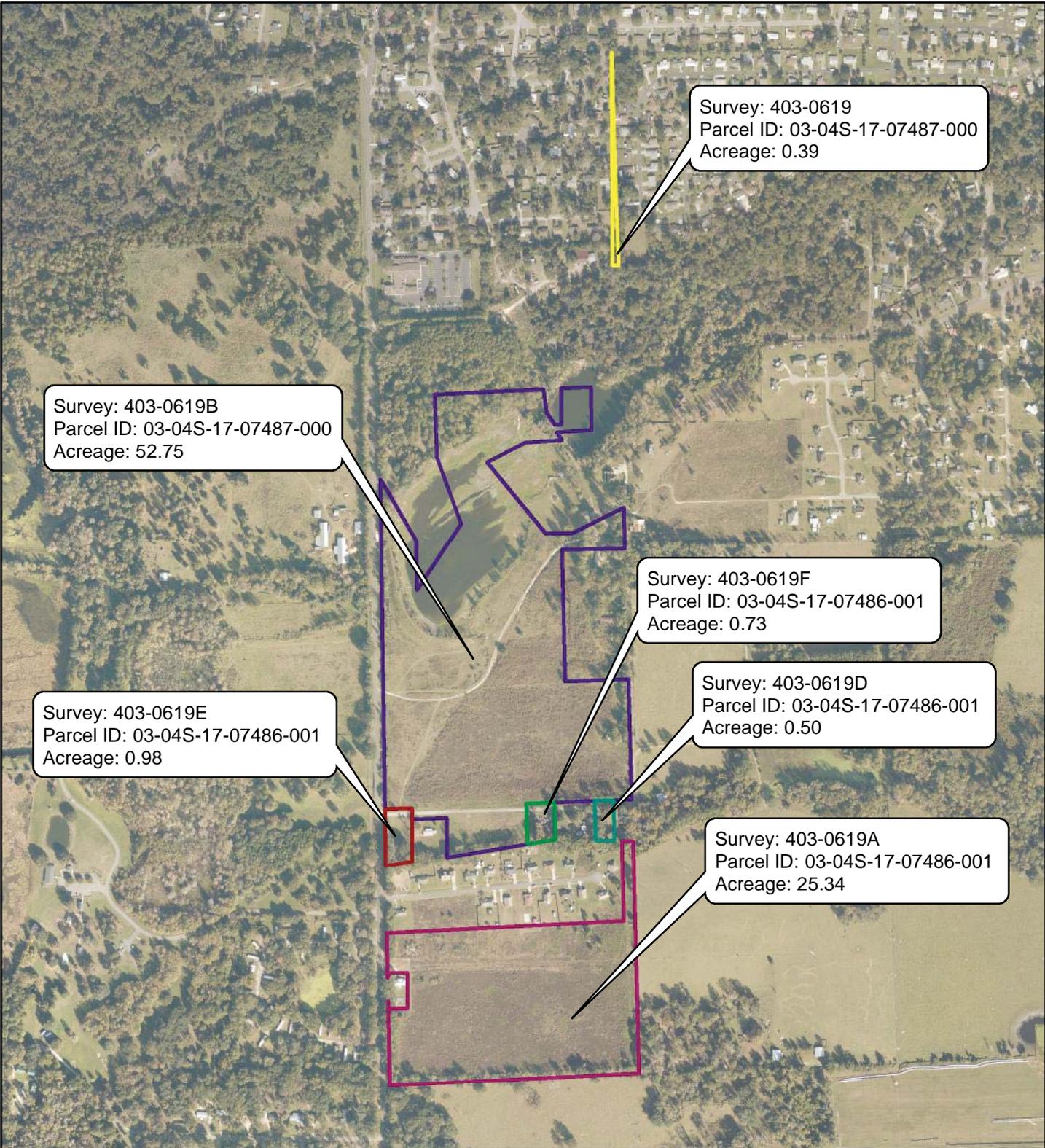
BACKGROUND

The District received title to this property in July of 2015 through enforcement action. The District Acquisition and Surplus Review Team evaluated the property for surplus. On June 14, 2016, the Lands Committee approved the parcels to be declared no longer needed and recommended the parcels for surplus along with the proposed surplus plan. On July 12, 2016, the Governing Board approved the request for surplus and the proposed surplus plan. After that approval a formal survey was conducted, and the actual acreage was determined to be 80.69 acres.

The previously approved plan included disposing of the parcels in separate transactions and using the funds from the first to make repairs on the spillway within what was identified as the northern parcel.

The revised surplus plan is to dispose of the parcels in a manner most beneficial to and in the best interest of the District.

SS/rl  
Attachments



Survey: 403-0619  
 Parcel ID: 03-04S-17-07487-000  
 Acreage: 0.39

Survey: 403-0619B  
 Parcel ID: 03-04S-17-07487-000  
 Acreage: 52.75

Survey: 403-0619F  
 Parcel ID: 03-04S-17-07486-001  
 Acreage: 0.73

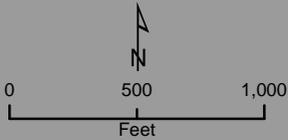
Survey: 403-0619E  
 Parcel ID: 03-04S-17-07486-001  
 Acreage: 0.98

Survey: 403-0619D  
 Parcel ID: 03-04S-17-07486-001  
 Acreage: 0.50

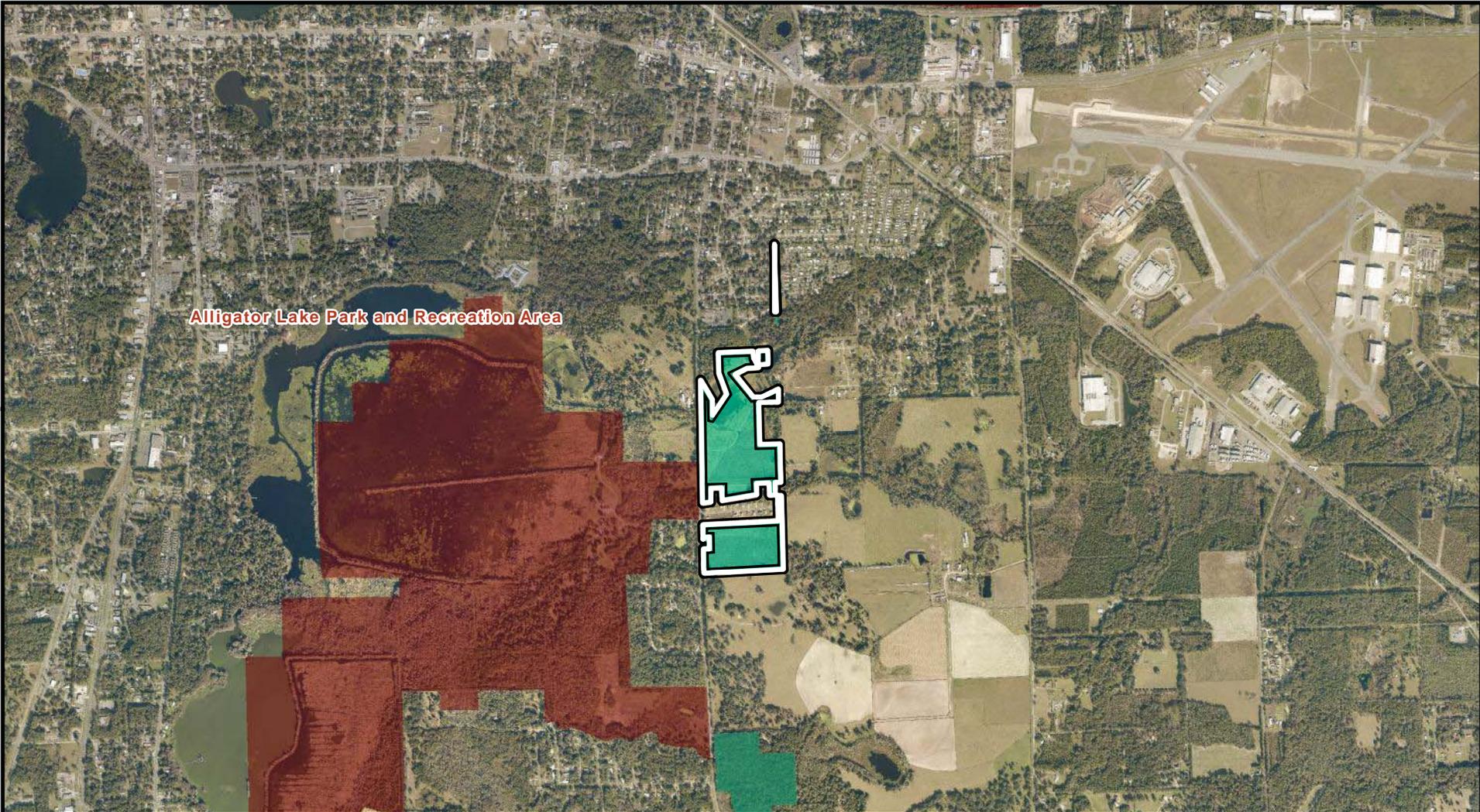
Survey: 403-0619A  
 Parcel ID: 03-04S-17-07486-001  
 Acreage: 25.34

### Country Club Road Property

Boundaries as Surveyed  
 Total Acreage: 80.69



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 Map Created on 5/28/2019



Alligator Lake Park and Recreation Area



Property Boundary



SRWMD Ownership



Other Public Ownership



SRWMD Proposed Acquisitions

**Adjacent Parcels Ranking**

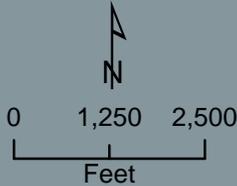
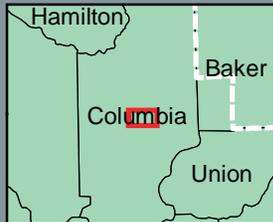


Primary



Secondary

**Country Club Road Property**  
**80.69 Ac**  
**Columbia County**

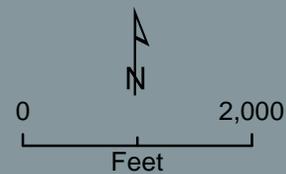


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-  Property Boundary
-  Surface Waters (Riverine)
- SRWMD Major Rivers
-  Priority 1
-  Priority 2
-  Other

### Country Club Road Property Offer Surface Water Protection



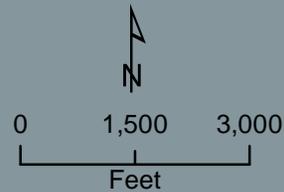
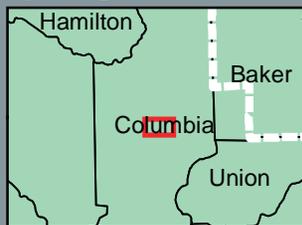
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Itchetucknee Springshed

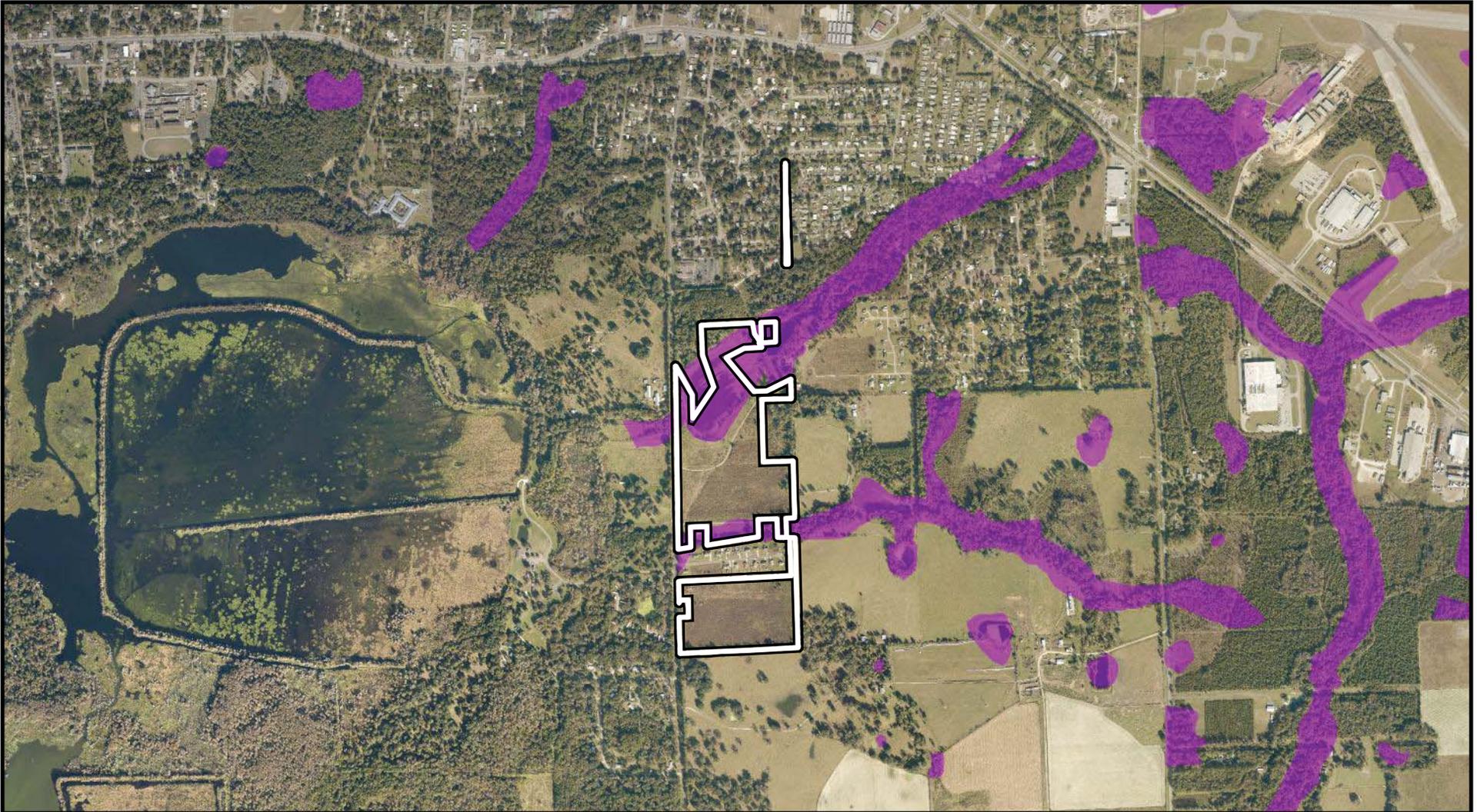


### Country Club Road Property Property Offer Springs Protection

-  Property Boundary
-  Springs Protection

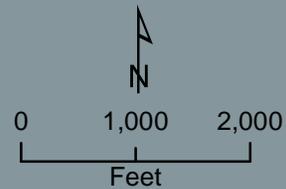
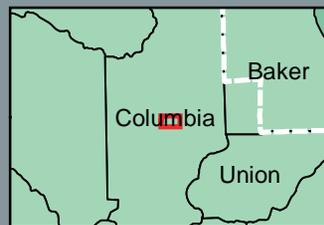


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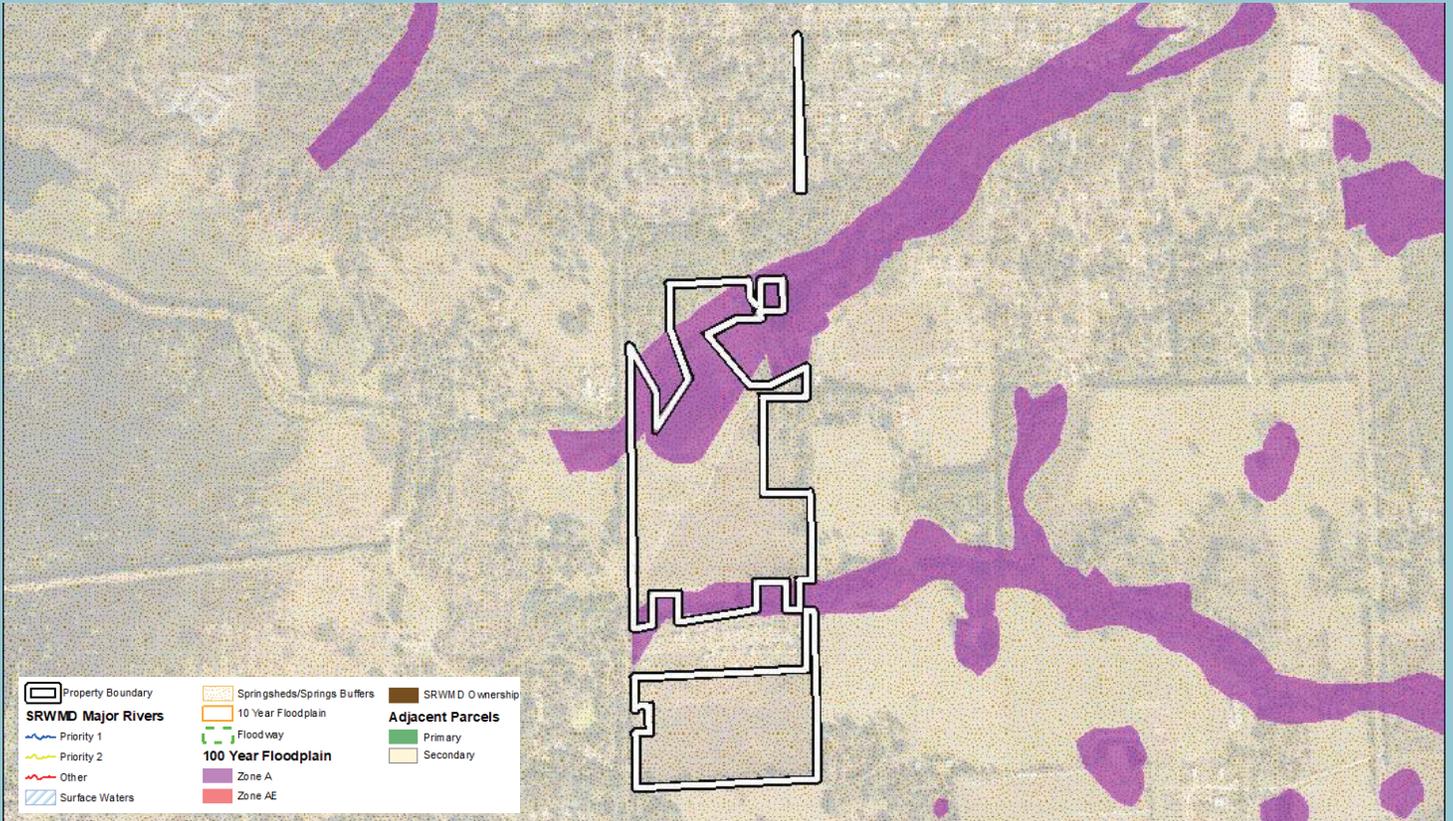
### Country Club Road Property Property Offer Floodplain Protection

-  Property Boundary
-  10 Year Floodplain
-  Floodway
- 100 Year Floodplain**
-  Zone A
-  Zone AE



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# Suwannee River Water Management District Triage Analysis Results



Property Name: Country Club Road

Date: 05/28/19

Acreage: 80

County: Columbia

Transaction Type: Surplus

## Surface Water Protection-

Major River? (N)

Riverine Surface Waters? (N)

## Springs Protection -

Within Springshed or springs buffers?  
(Y) [Itchetucknee]

## Adjacency

(N)

## Flood Protection-

Floodway? (N)

10 Year Floodplain? (N)

100 Year Floodplain? (Y) [± 20 ac]

## Miscellaneous:

PFA? (Y) [Itchetucknee]

WRCA? (Y) [Eastern WRCA]

BMAP? (Y) [Santa Fe]