

LANDS COMMITTEE MEETING AGENDA

OPEN TO THE PUBLIC

July 9, 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 Disposition List*

Property Offers / Exchange Offers
 4. *Bullock Property Offer, Madison County*
 5. *Greene Property Offer, Madison County*
 6. *Sasser Property Offer, Columbia County*
 7. *Dollinger Property Exchange Offer, Lafayette County*
 8. *O'Toole Property Donation Offer, Columbia County*
Conservation Easement Modification Requests

No Items

Surplus Lands
9. *Suwannee Run Shores Parcel, Dixie County*
10. *Three Rivers Estates Parcel, Columbia County*
11. Announcements
12. 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: Stephen Schroeder, Business and Community Services Manager

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

DATE: June 28, 2019

RE: Land Acquisition and Disposition Activity Report

Proposed Property Offers

Tract	Acres	County	Submittal Date	Asking Price	Acquisition Type	Comments
Citizen's Bank	5	Taylor	9/20/2018	Donation	Donation	Governing Board Approved Donation 6/11/2019.
James Moses/Blue Sink	10	Hamilton and Suwannee	3/26/2018	Exchange	Fee/Easement	Governing Board consideration scheduled for 7/9/2019.
Cooley	100	Jefferson	10/22/2018	Surface Water Protection and Floodplains 90% and Uplands 60% of Appraised Value	Easement	Governing Board made no motion 12/11/2018.
Gilchrist Lyme	17,854	Gilchrist	3/12/2019	Exchange acreage dependent on configuration/ Sandlin Bay 2,023 ac (USFS)	Easement	Tabled by Lands Committee 6/11/2019.
Long Pond	964	Levy	9/18/2018	\$2,200,000	Fee	Governing Board. Approved to be included on springs project list 4/9/2019.

Easement Requests

Name	Type	County	Tract	Comments
Berneice Knight	Access	Levy	Manatee South	Payment required. Closing Pending.

Approved for Detailed Assessment

Owner	Project Name	Acres	County	Comments
Michael and Freda Shaw	Shaw Conservation Easement Exchange	1,099	Lafayette	Negotiations ongoing.
Jerry Coker, Etal.	Lumber Camp Springs	37	Gilchrist	Title issue regarding access. Landowners evaluating access alternatives with Gilchrist County.
Tim Walker, Etal.	Tim Walker Conservation Easement	90	Lafayette	Appraisal required.
Bob Chastain, Etal	Chastain Tract	7	Columbia	Detailed Assessment Approved 09/11/2018. Property owner discontinued process 5/1/2019.

Authorized for Surplus

Tract	Acres	County	Acquired Date	Funding Source	Appraisal Date	Price	Comments
Falmouth North (8 lots)	6	Suwannee	4/1998	WMLTF	8/27/10	To be determined by appraisal update.	Appraisal update required.
Timber River	1	Madison	3/1998	WMLTF	8/5/10; Updated 7/30/14	To be determined by appraisal update.	Appraisal update required.
Turtle Spring Surplus Tract	32	Lafayette	5/13/2015	Florida Forever	5/24/15	To be determined by appraisal update.	Suspended until further review. Staff review scheduled for 7.11.2019.
Bay Creek	55	Columbia	2/1/1988	Save Our Rivers	N/A	To be determined by appraisal.	Suspended until further review. Staff review scheduled for 7.11.2019.
Branford Bend	50	Suwannee	6/30/2004	Florida Forever	N/A	To be determined by appraisal.	Suspended until further review. Staff review scheduled for 7.11.2019.
RO Ranch West	570	Lafayette	7/27/2006	Florida Forever	N/A	To be determined by appraisal.	Appraisal required.
RO Ranch Equestrian Area	707	Lafayette	7/27/2006	Florida Forever	N/A	To be determined by appraisal.	Appraisal required.
Country Club Road	80	Columbia	7/2015	Enforcement Action	TBD	To be determined by appraisal.	Title Commitment and survey completed. Governing Board consideration scheduled for 7/9/2019.

SS/tm

MEMORANDUM

TO: Lands Committee

FROM: Stephen Schroeder, Business and Community Services Manager

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

DATE: June 18, 2019

RE: Approval of Staff Recommendation to Decline Property Offer from William Fred Bullock, Madison County

RECOMMENDATION

Staff requests the Lands Committee decline the property offer as proposed by William Fred Bullock, Madison County and forward the recommendation to the Governing Board.

BACKGROUND

The District received an offer to purchase an 11-acre parcel of real property located in Madison County from Mr. William Fred Bullock on behalf of Dampier Farms, Inc., on March 24, 2019. After review by staff, it was recommended that the District not purchase the property. This recommendation is based on the staff findings that the parcel does not enhance land management, does not enhance access to adjacent lands owned by the District, or add any other benefit to the District.

Mr. Bullock was notified of the staff recommendation and has indicated that he would like an opportunity to present his case to the Lands Committee prior to a final decision being made.

SCS/rl
Attachments

**SUWANNEE RIVER WATER MANAGEMENT DISTRICT
PROPERTY OFFER APPLICATION**

9225 CR 49, Live Oak, FL 32060
(386)362.1001
E-Mail: acquisitions@srwmd.org

Rule 40B-9.041(1), Florida Administrative Code, requires specific information to initiate the acquisition process.

Applicant Information

Name: WILLIAM FRED BULLOCK
Address: 2304 NOTLEY COURT City: TALLAHASSEE State: FL Zip: 32309
Phone: 850-591-2420 E-Mail: WBULLOCK@FSU.EDU
Applicant Signature: William Fred Bullock Date: 3-23-19

Owner of Record (Owner is Applicant yes no)

Name: DANDLER FARMS, INC
Address: PO BOX 416 City: LAMONT State: FL Zip: 32336
Phone: 850-591-2420 E-Mail: WBULLOCK@FSU.EDU

Owner's Authorization: This is to advise the individual named above as applicant is the Authorized Representative of the owner(s) of the property described below. This authorization is for any communication and negotiations concerning conveyance of the property to the Suwannee River Water Management District.

Owner Signature: William Fred Bullock Date: 3-24-19
Owner Signature: _____ Date: _____

Property/Project Information

Asking Price (Fee): 90,000 (Conservation Easement):
General Location (address, intersection, etc.): MT. GILEAD ROAD, LAMONT, FL
Acreage: 11.0 County: MAULSON
Tax Parcel Number(s): R 14-28-05-0063-003-000

Legal Description:

NW 1/4 OF SE 1/4 OF NW 1/4 2nd
1 ACRE IN NW 1/4 OF NW 1/4 OR
RK 567 PG 304, OR RK 716 PG 78

Improvements:

ROAD EASEMENT INTO PROPERTY

In addition, please provide an aerial, survey, or map identifying property boundaries and a copy of the Deed.

Title Condition (Deed restrictions, easements, mineral interest, rights held by others, etc.)

FREE and CLEAR

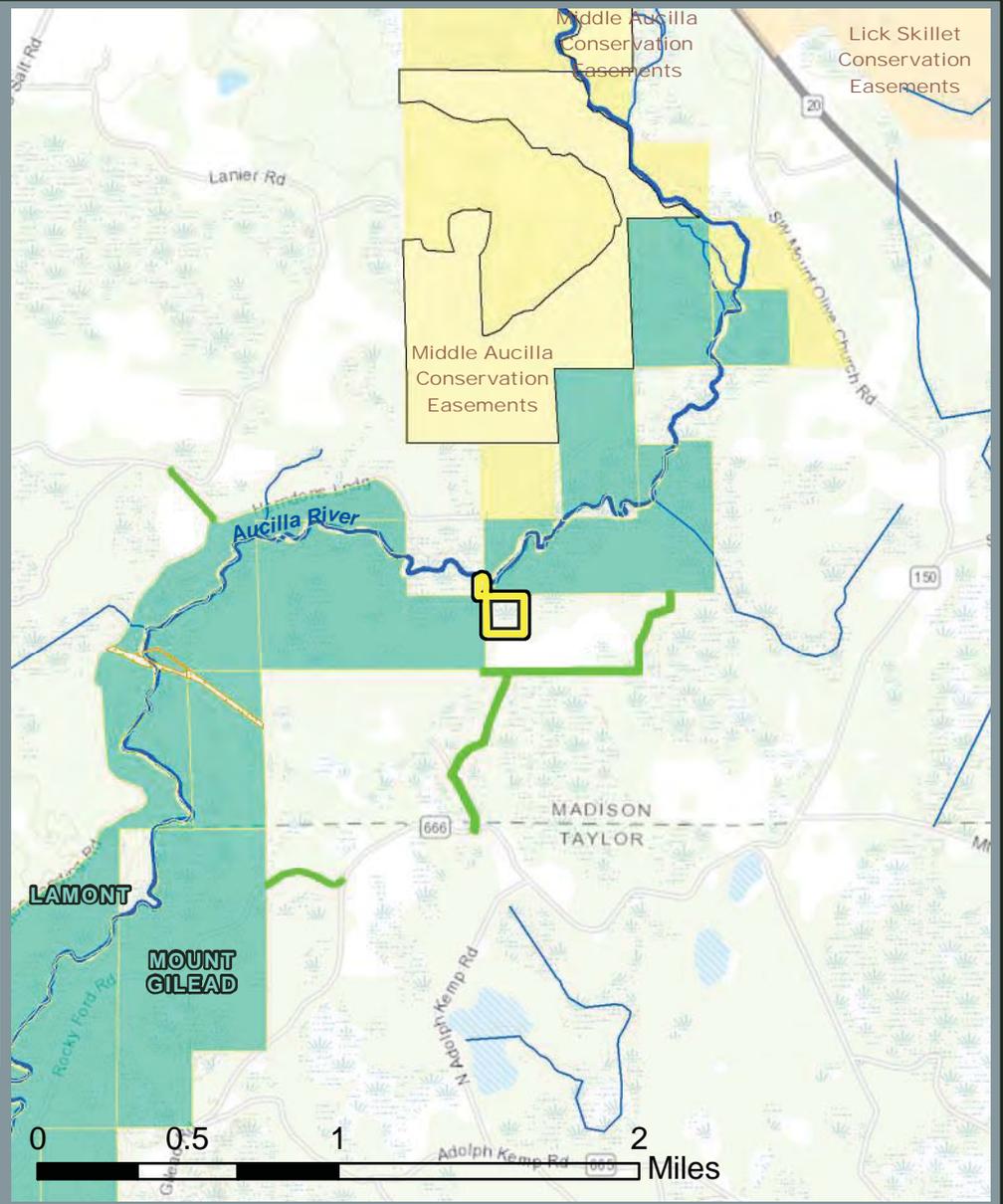
Agreements (Identify any existing purchase agreement, option contract, listing agreement, or any other arrangement or agreement.)

N/A

Other Pertinent Information (Please provide any other information that may be helpful in evaluating the request.)



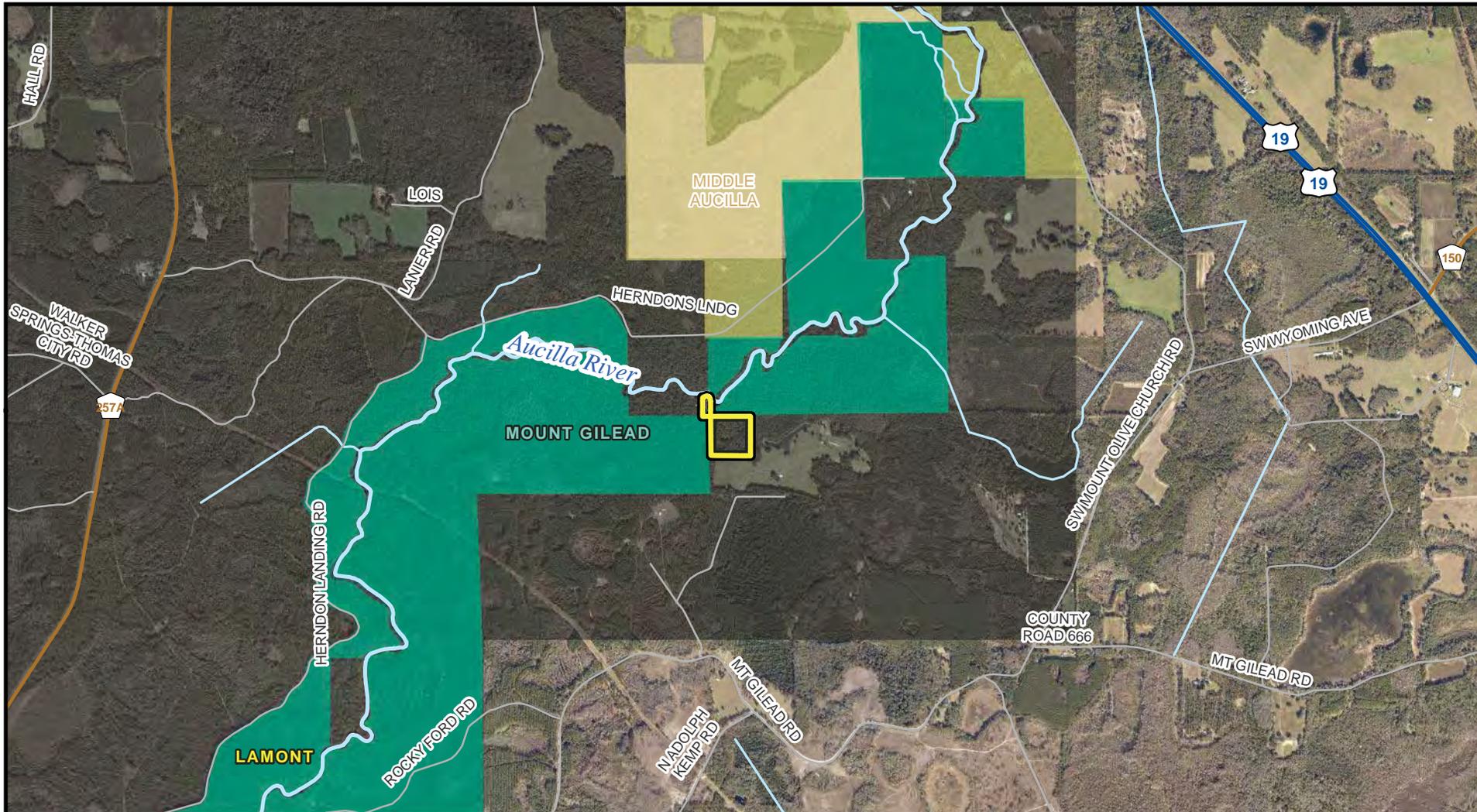
Bullock Property Property Offer Location Map



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



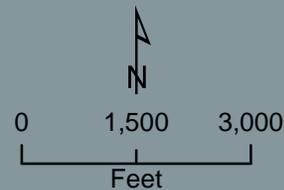
Note: This map was created by the Suwannee River Water Management District (SRWMD) to be used for planning purposes only. SRWMD shall not be held liable for any injury or damage caused by the use of data distributed as a public records request regardless of their use or application. SRWMD does not guarantee 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 4/9/2019



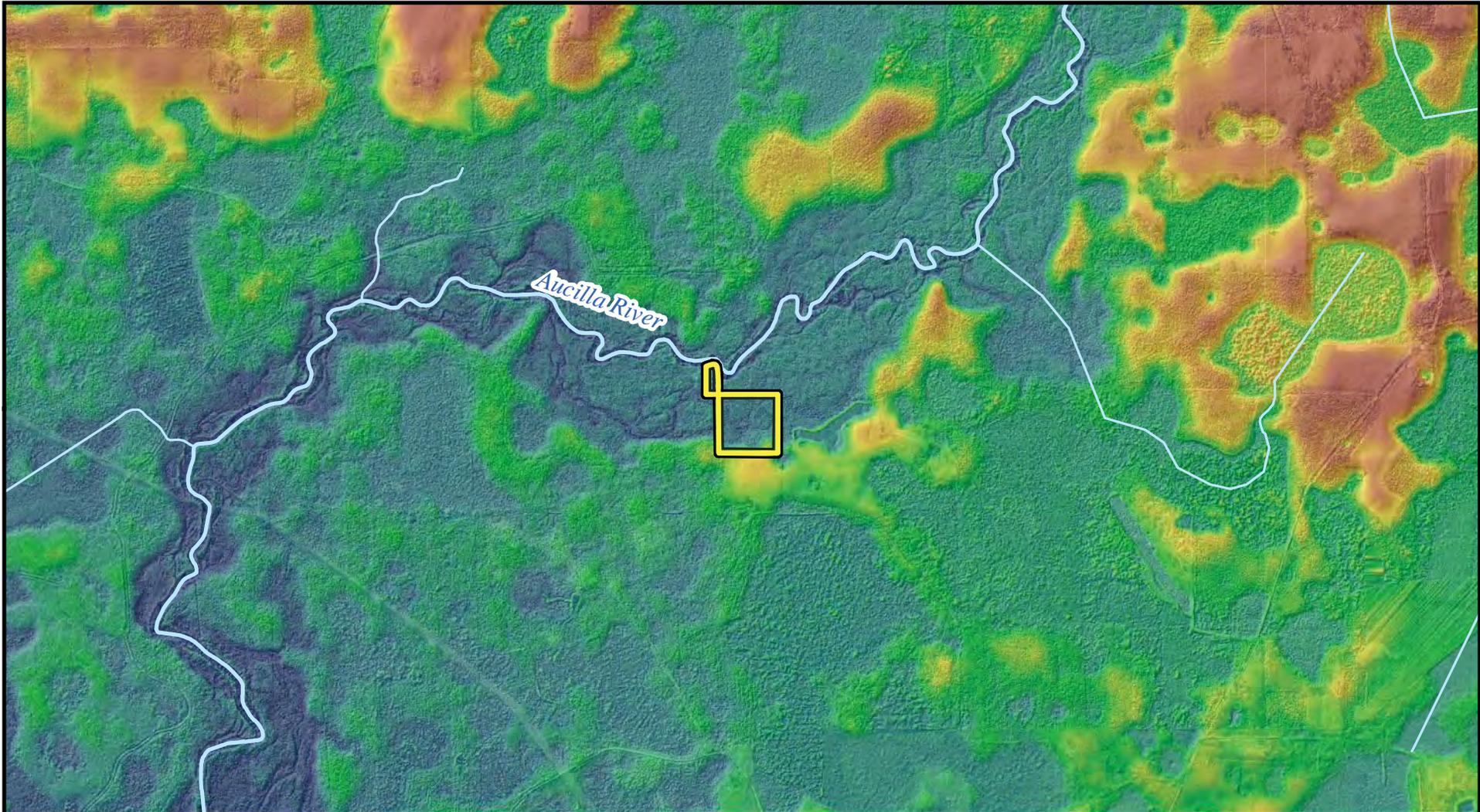
**Bullock Property
± 11 Ac
Madison County**



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



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 Property Boundary

 Rivers and Streams

Land Surface Elevation

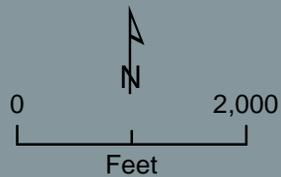
High : 72.4982



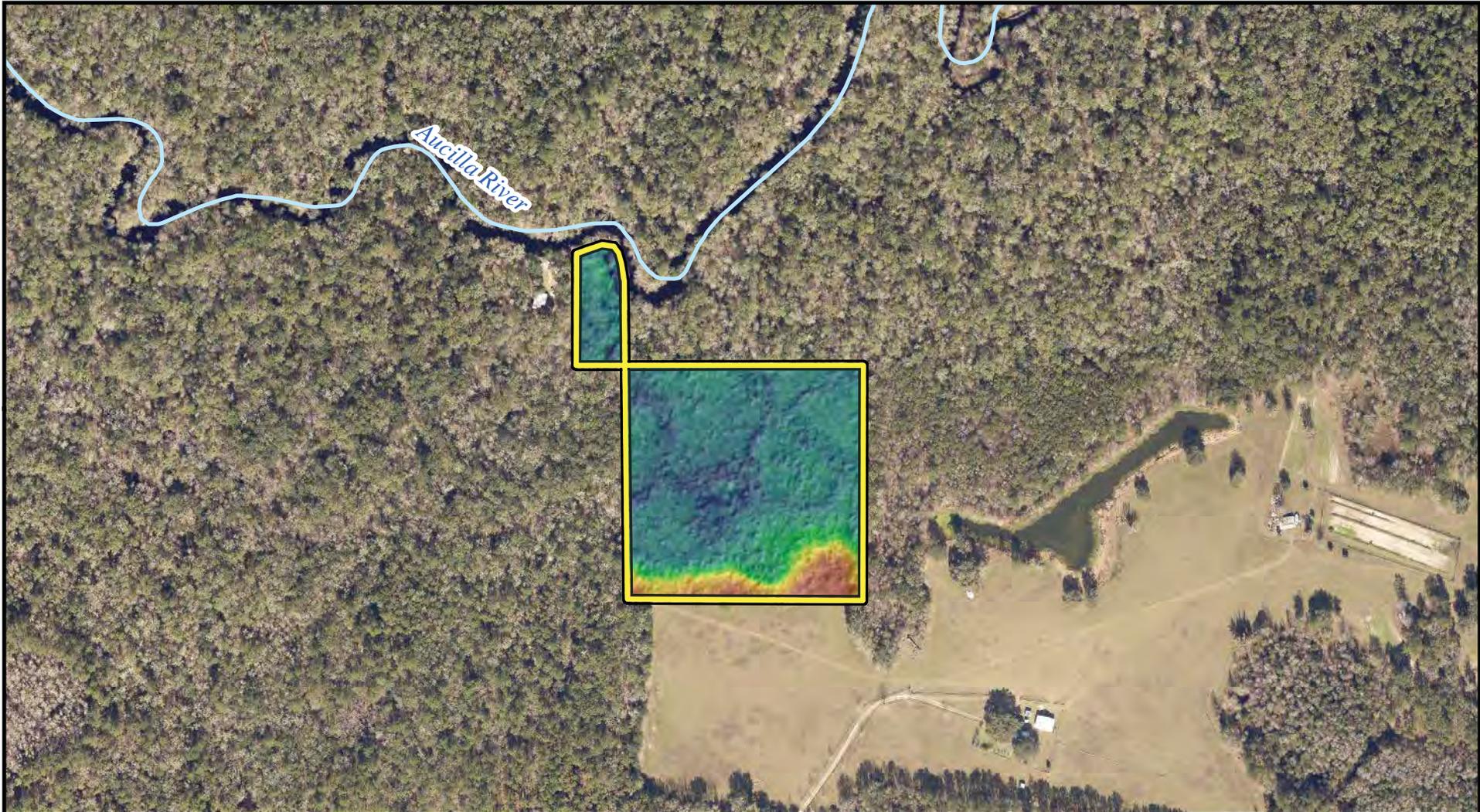
Low : 30.2515

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

**Bullock Property
Property Offer
LiDAR Overview**



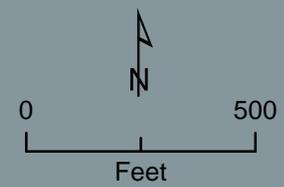
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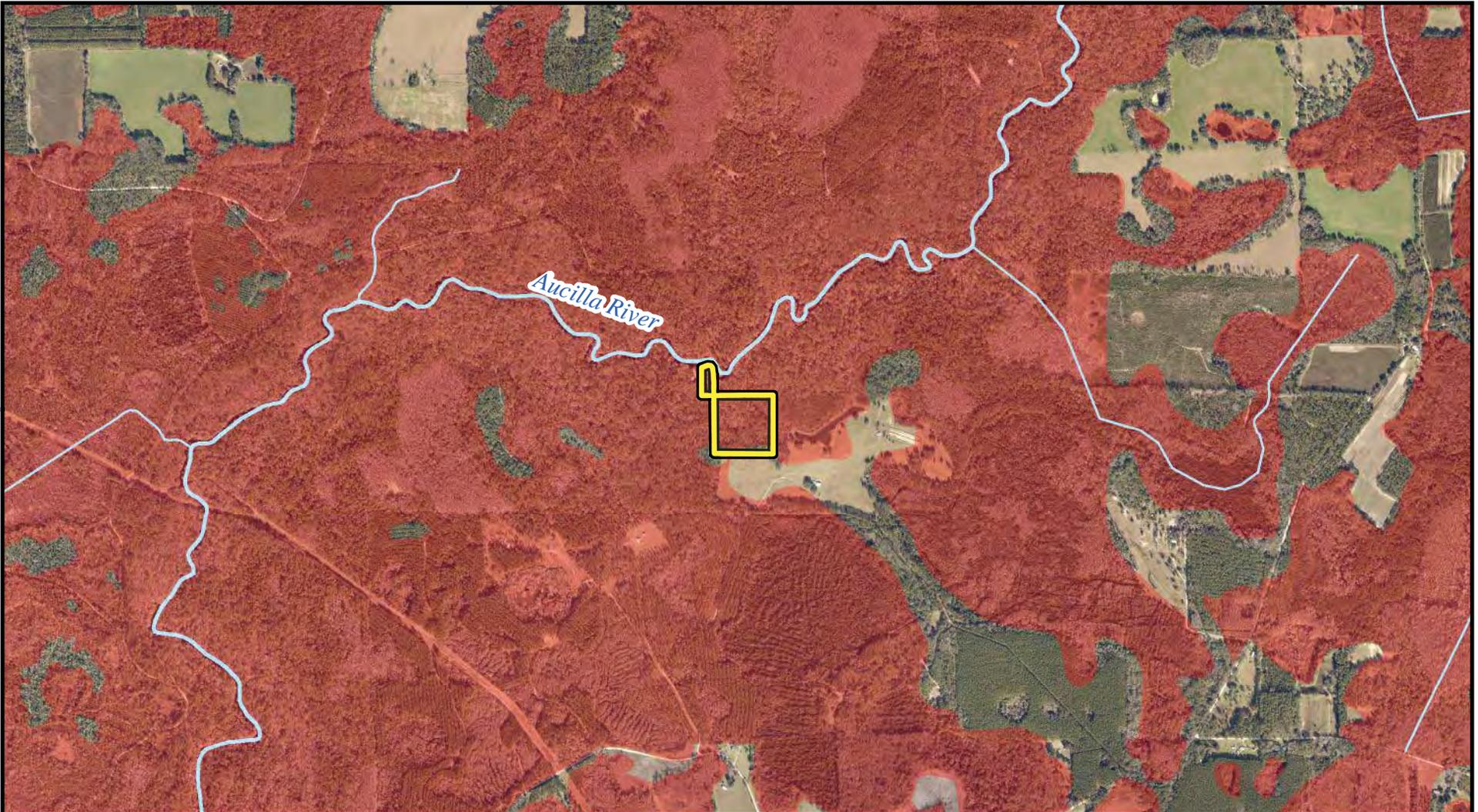
-  Property Boundary
-  Rivers and Streams
- Land Surface Elevation**
-  High : 53.6226
- Low : 36.355

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

Bullock Property Property Offer LiDAR DEM Property

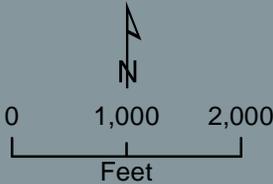


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Bullock Property Property Offer Floodplain Protection

-  Property Boundary
-  Floodplain Protection - 93% / ± 10.24 ac
-  Rivers and Streams

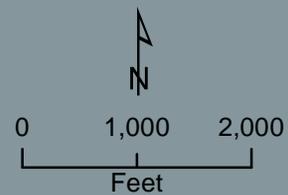


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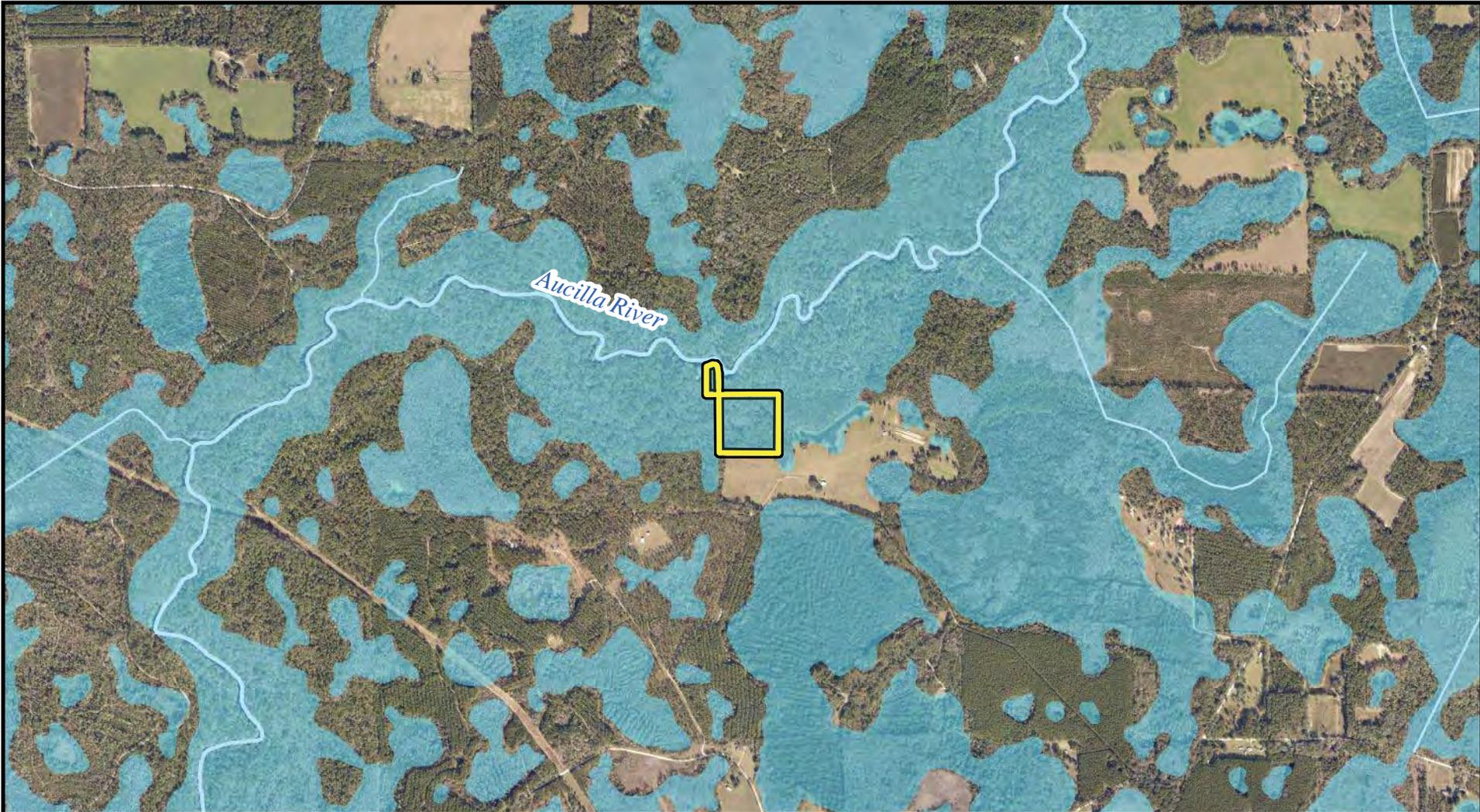


Bullock Property Property Offer Springs Protection

-  Property Boundary
-  Springshed 0% / 0 ac
-  Priority Focus Area 0% / 0 ac



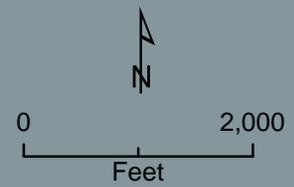
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Bullock Property Property Offer Surface Water Protection



-  Property Boundary
-  Surface Water Protection - 100% / ± 11 ac
-  Rivers and Streams

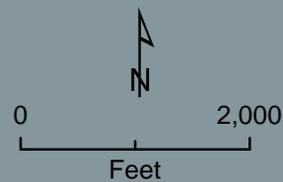


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Bullock Property Property Offer Aquifer Recharge Protection

-  Property Boundary
-  Aquifer Recharge - 0% / 0 ac



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MEMORANDUM

TO: Lands Committee

FROM: Stephen Schroeder, Business and Community Services Manager

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

DATE: June 18, 2019

RE: Approval of Staff Recommendation to Decline Property Offer from William E. "Bubba" Greene, Madison County

RECOMMENDATION

Staff requests the Lands Committee decline the property offer as proposed by William E. "Bubba" Greene, Madison County, and forward the recommendation to the Governing Board.

BACKGROUND

The District received a property offer to purchase a 218-acre parcel of real property located in Madison County from Mr. William E. "Bubba" Greene on February 8, 2019. After review by staff it was recommended that the District not purchase the property. This recommendation is based on the staff findings that the parcel does not enhance land management or add any other benefit to the District. The District does not own any adjacent parcels.

Mr. Greene was notified of the staff recommendation and offered an opportunity to withdraw the offer but has not responded.

SCS/rl
Attachments

**SUWANNEE RIVER WATER MANAGEMENT DISTRICT
PROPERTY OFFER APPLICATION**

9225 CR 49, Live Oak, FL 32060
(386)362.1001

E-Mail: acquisitions@srwmd.org

*e-mailed
to SM, KKEBC
2-19-19
NOT Recommended
Offer to
sell*

Rule 40B-9.041(1), Florida Administrative Code, requires specific information to initiate the acquisition process.

Applicant Information
 Name: William E. "Bubba" Greene
 Address: Post Office Box 38 City: Madison State: FL Zip: 32341
 Phone: 850-973-2105 E-Mail: bubbamaria@embarqmail.com
 Applicant Signature: William E. "Bubba" Greene Date: February 8, 2019

Owner of Record (Owner is Applicant yes no)
 Name: William E. "Bubba" Greene
 Address: Post Office Box 38 City: Madison State: FL Zip: 32341
 Phone: 850-973-2105 E-Mail: bubbanaria@embarqmail.com
 Owner's Authorization: This is to advise the individual named above as applicant is the Authorized Representative of the owner(s) of the property described below. This authorization is for any communication and negotiations concerning conveyance of the property to the Suwannee River Water Management District.
 Owner Signature: William E. "Bubba" Greene Date: February 8, 2019
 Owner Signature: _____ Date: _____

Property/Project Information
 Asking Price (Fee): Negotiable (Conservation Easement): _____
 General Location (address, intersection, etc.): _____
 Acreage: 218 County: Madison
 Tax Parcel Number(s): 10-15-09-0346-000-000
 Legal Description: N 1/2 of SE 1/4 SW 1/4 of NE 1/4 SE 1/4 of NW 1/4 NE 1/4 of SW 1/4 of that part of E 1/2 of SE 1/4 of SE 1/4 lying N of Co Graded Rd, or BK 152 PG Site: SW Dupont St, Greenville 32331
 Improvements: Some Planting Pine 15 AC +
 In addition, please provide an aerial, survey, or map identifying property boundaries and a copy of the Deed.

Title Condition (Deed restrictions, easements, mineral interest, rights held by others, etc.)
None

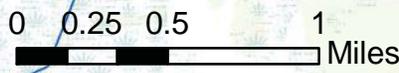
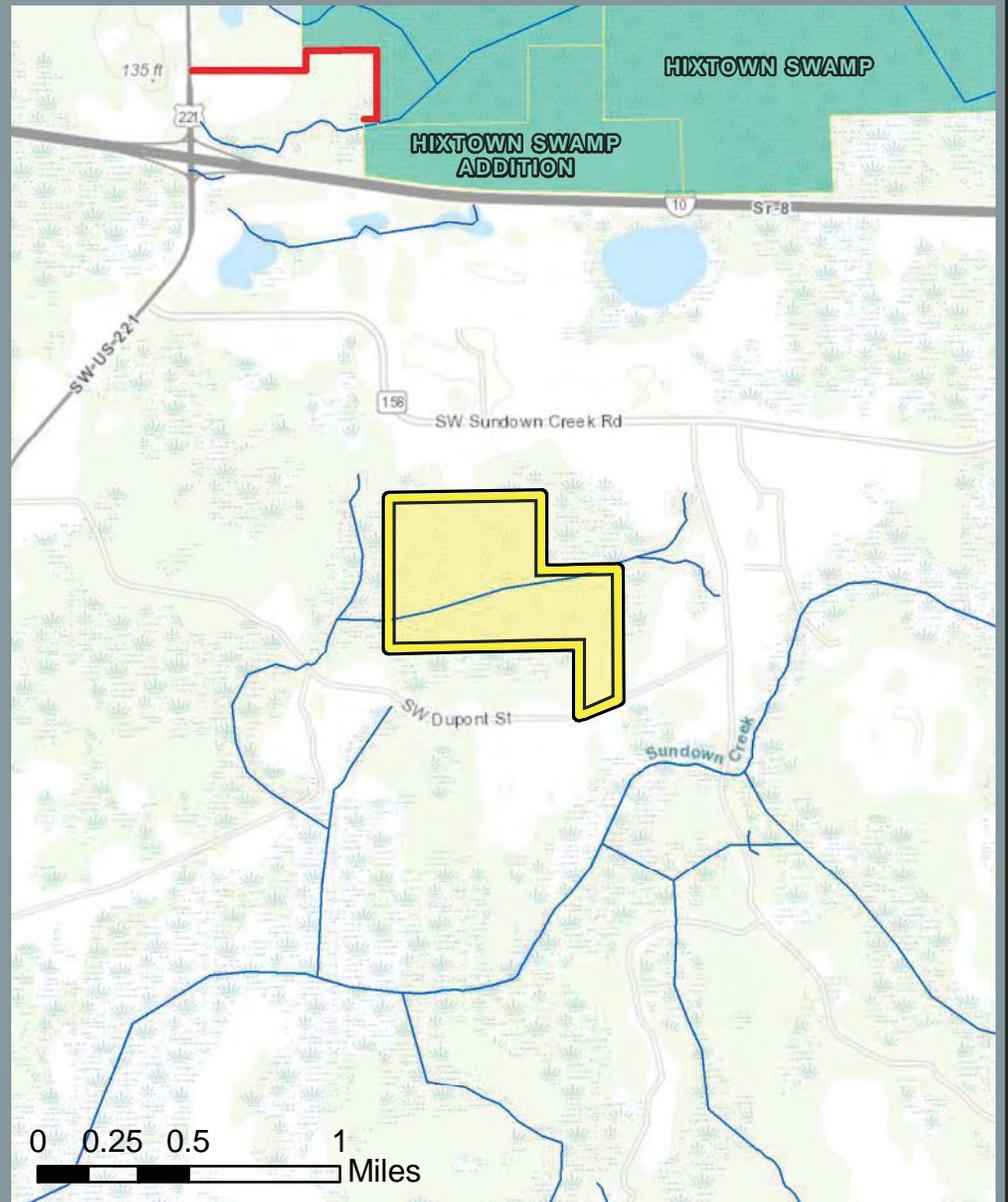
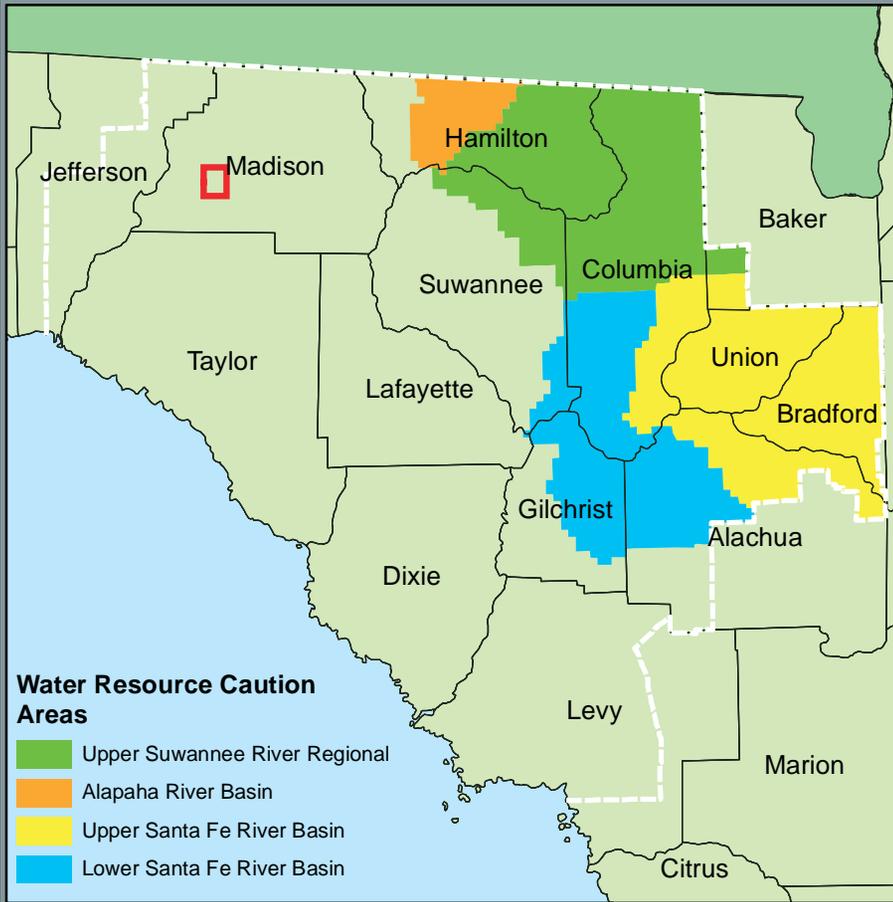
Agreements (Identify any existing purchase agreement, option contract, listing agreement, or any other arrangement or agreement.)
None (Have Talk to Peat Co.)
Other Pertinent Information (Please provide any other information that may be helpful in evaluating the request.)
200 AC Peat Bog



RECEIVED
RECEIVED
SRWMD
2019
FEB 19 2019

ORIGINAL TO FILE _____
COPIES _____

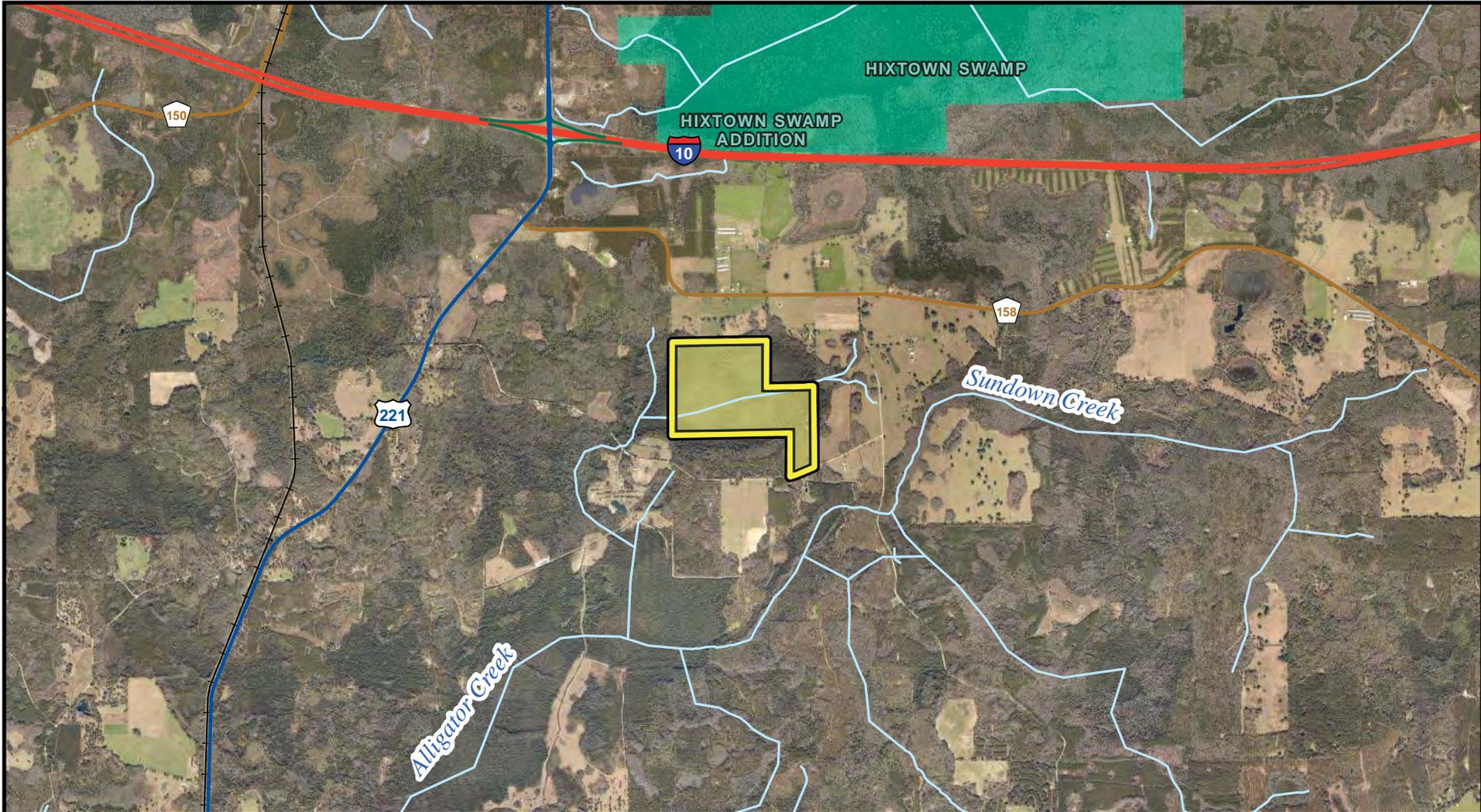
Greene Property Property Offer Location Map



- Property Boundary
- SRWMD Ownership
- SRWMD Boundary
- SRWMD Proposed Acquisition

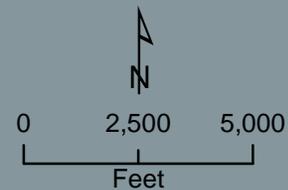


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Map Created 2/28/2019

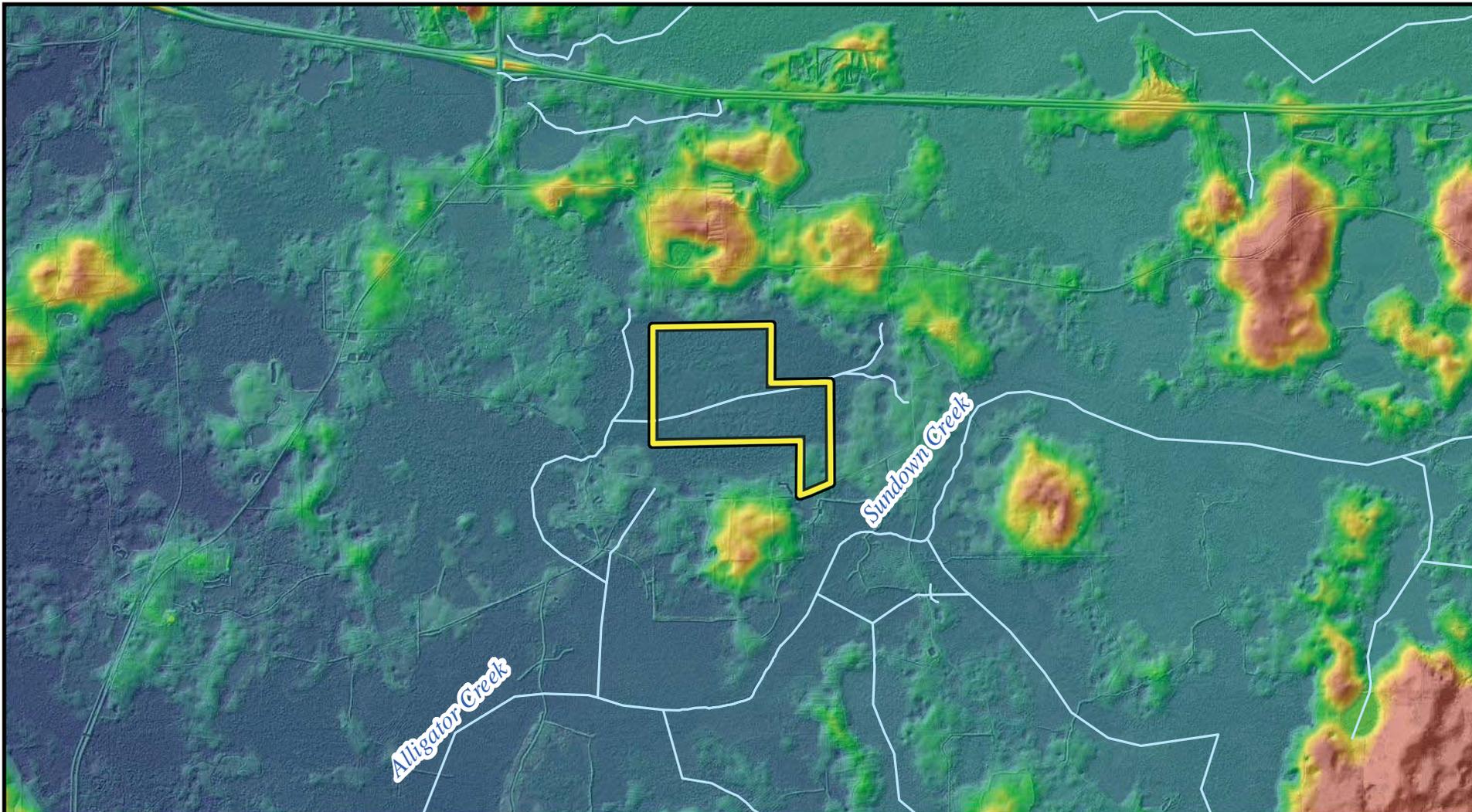


-  Property Boundary
-  Rivers and Streams
-  SRWMD Ownership
-  SRWMD Conservation Ownership
-  SRWMD Proposed Acquisitions

**Greene Property
±218.61 Ac
Madison County**



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 Property Boundary

 Rivers and Streams

Land Surface Elevation

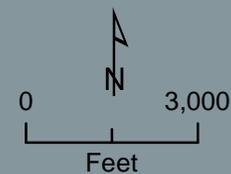
High : 203.485



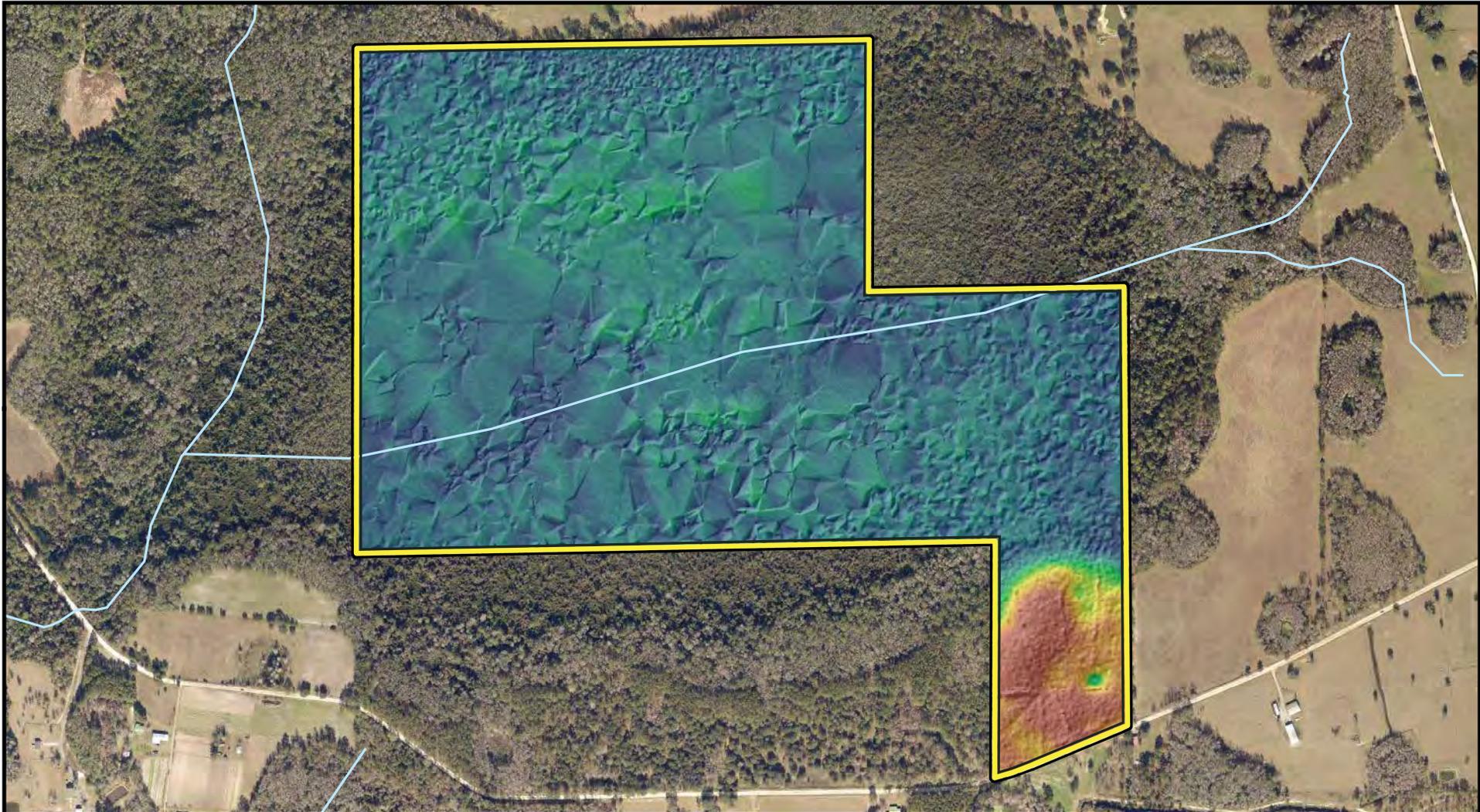
Low : 81.0374

(Vertical Datum NAVD88-
Units US Feet)
Note: Elevations displayed are
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**Greene Property
Property Offer
LiDAR Overview**



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 Property Boundary

 Rivers and Streams

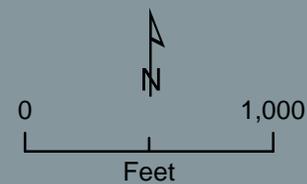
Land Surface Elevation

 High : 97.7668

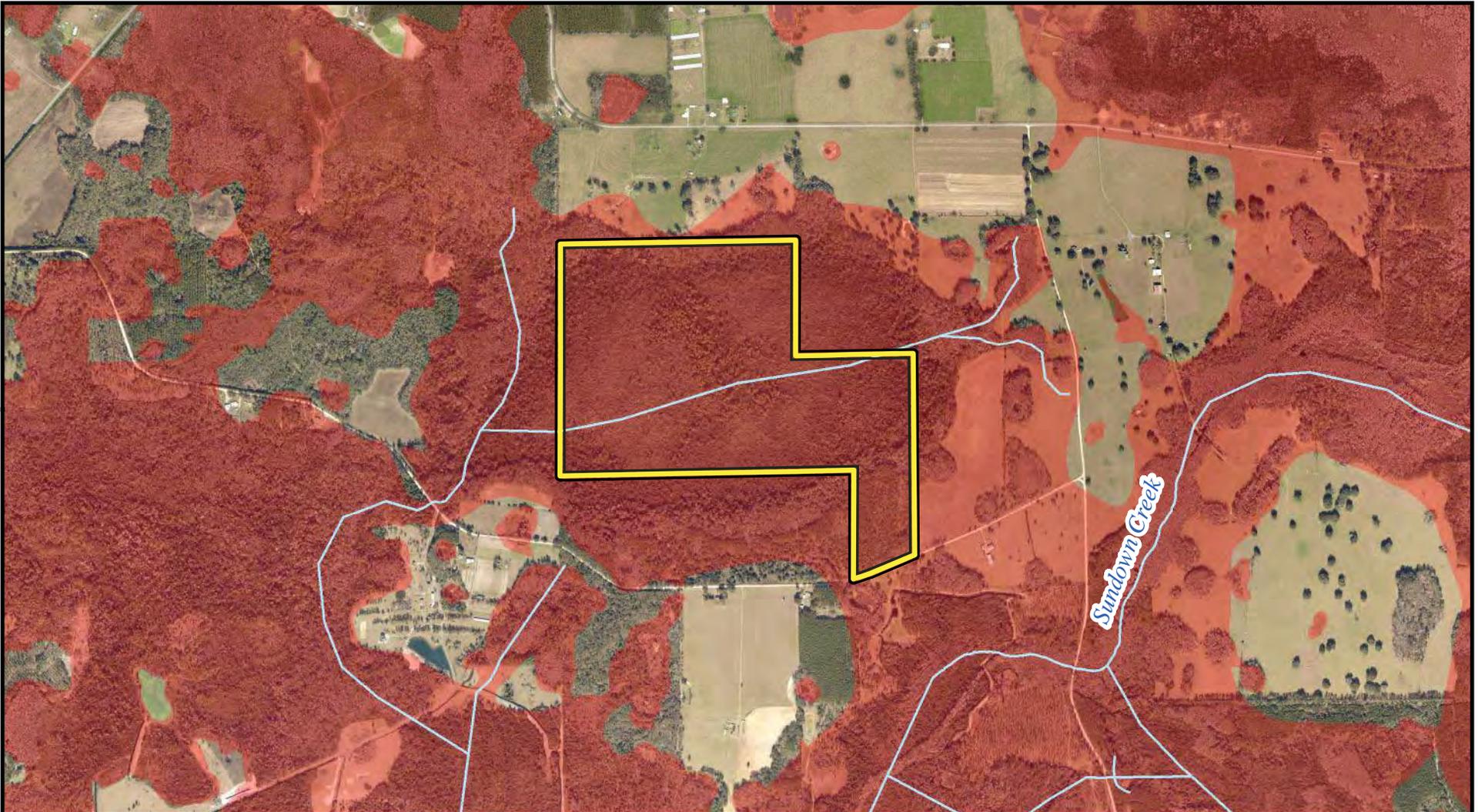
 Low : 88.9205

(Vertical Datum NAVD88-
Units US Feet)
Note: Elevations displayed are
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**Greene Property
Property Offer
LiDAR DEM Property**

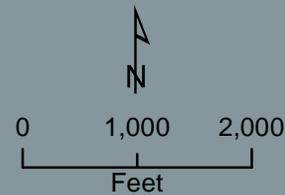


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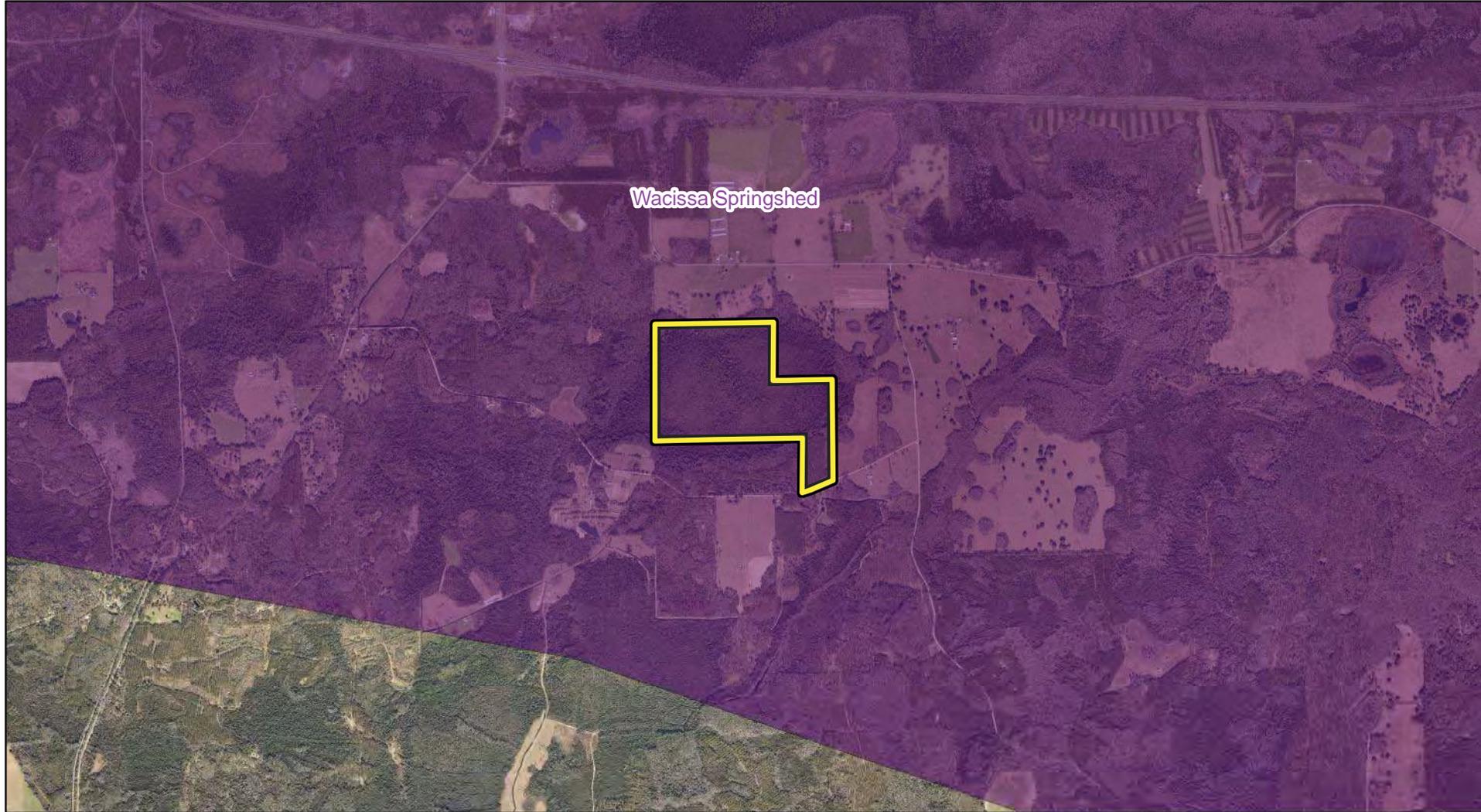


Greene Property Property Offer Floodplain Protection

-  Property Boundary
-  Floodplain Protection - 100% / ± 218.61 ac
-  Rivers and Streams



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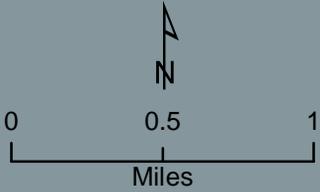
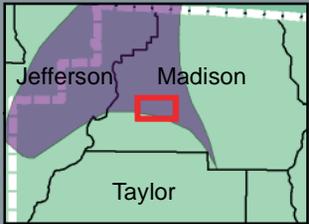


Wacissa Springshed

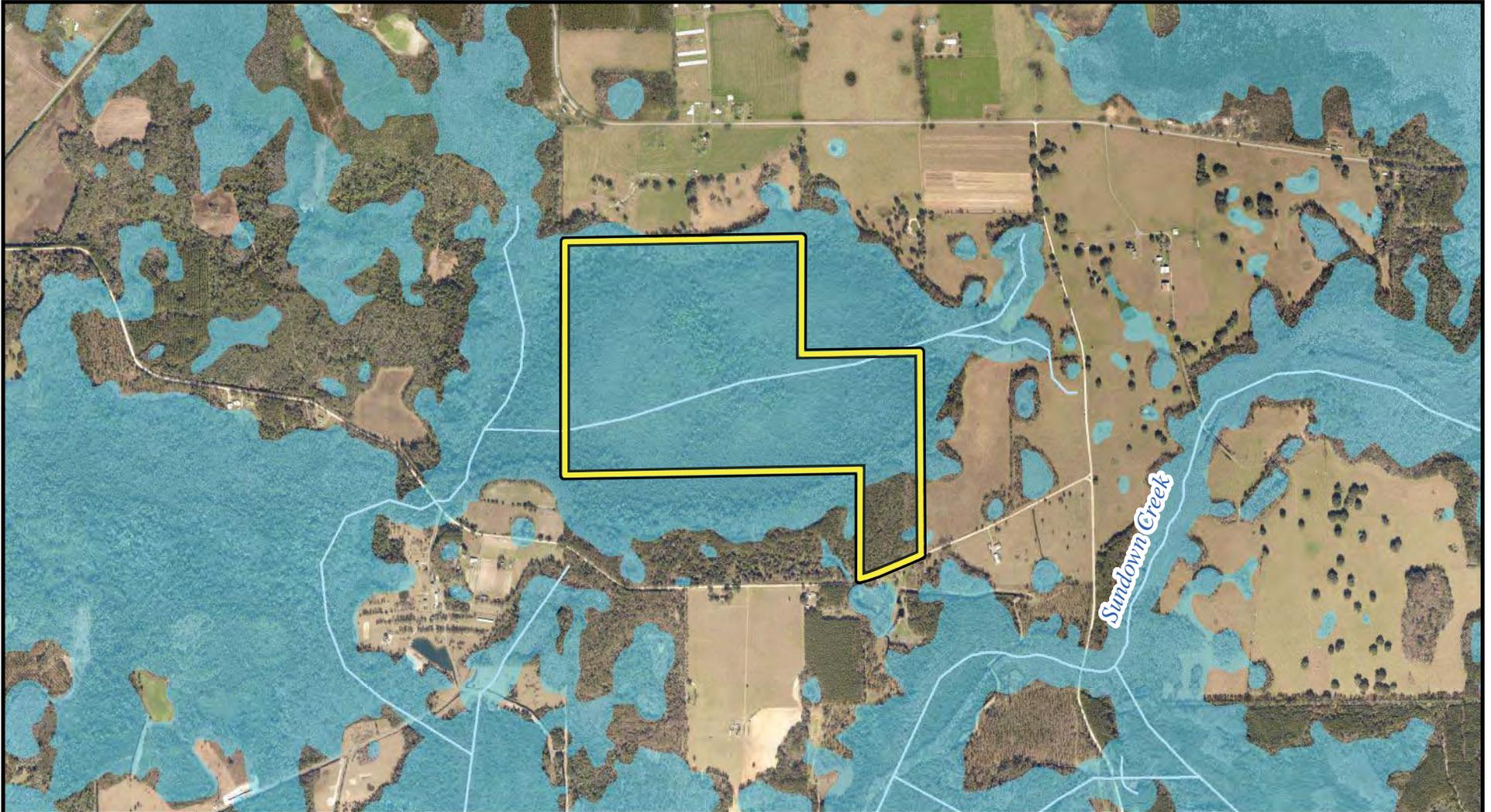
Greene Property Property Offer Springs Protection



-  Property Boundary
-  Springshed 100% / ± 218.61 ac
-  Priority Focus Area 0% / 0 ac

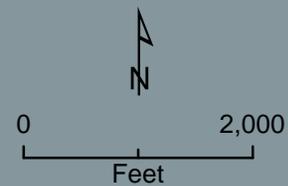


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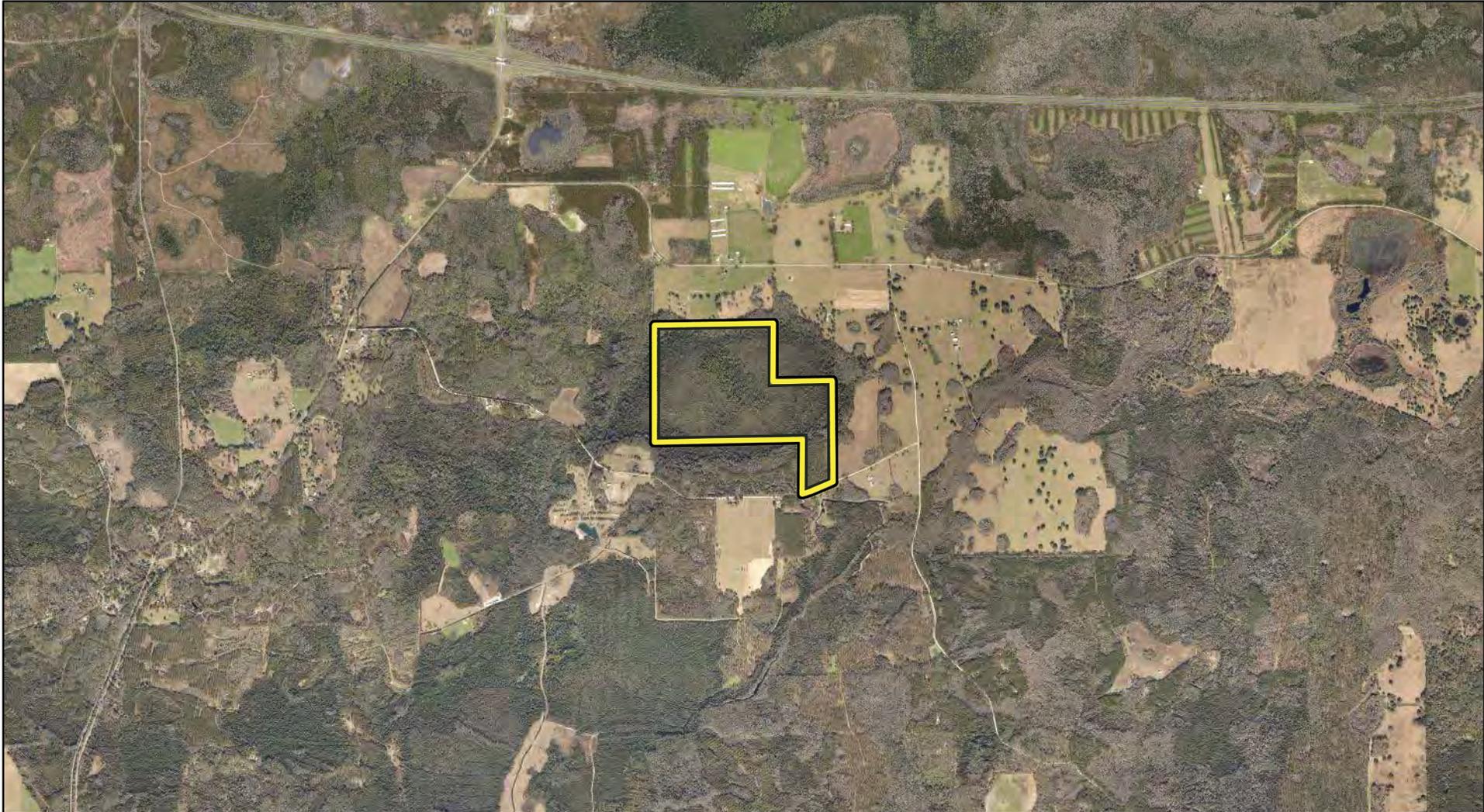


Greene Property Property Offer Surface Water Protection

-  Property Boundary
-  Surface Water Protection - 93% / ± 202.95
-  Rivers and Streams

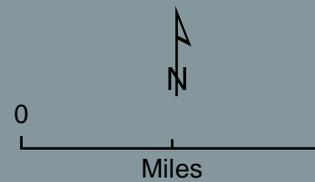


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Greene Property Property Offer Aquifer Recharge Protection

-  Property Boundary
-  Aquifer Recharge - 0% / 0 ac
-  Rivers and Streams



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MEMORANDUM

TO: Lands Committee

FROM: Stephen Schroeder, Business and Community Service Manager

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

DATE: June 18, 2019

RE: Approval of Staff Recommendation to Decline Property Offer from Doug Sasser, Columbia County

RECOMMENDATION

Staff requests the Lands Committee decline the property offer as proposed by Doug Sasser, Columbia County, and forward the recommendation to the Governing Board.

BACKGROUND

The District received an offer to purchase a 20-acre parcel of real property located in Columbia County, from Mr. Doug Sasser on January 5, 2019. The offer was for the District to purchase the land for \$200,000. After internal staff review it was determined that the land did not enhance land management for District, did not increase access to adjacent District owned properties and otherwise offered no value to the District.

The offeror was informed of the staff recommendation and has not responded.

SCS/rl
Attachments

UNFavorable
no withdrawal
July 6/2018

SUWANNEE RIVER WATER MANAGEMENT DISTRICT PROPERTY OFFER APPLICATION

9225 CR 49, Live Oak, FL 32060
(386)362.1001
E-Mail: acquisitions@srwmd.org

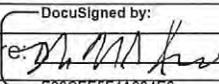
Rule 40B-9.041(1), Florida Administrative Code, requires specific information to initiate the acquisition process.

Applicant Information

Name: Doug Sasser

Address: 951 Saratoga Drive City: Jacksonville State FL Zip: 32207

Phone: 904-237-8127 DocuSigned by: _____ E-Mail: flagshipcs@comcast.net

Applicant Signature:  Date: 1/5/2019

E00CEE5F4A084E6...

Owner of Record (*Owner is Applicant yes no*)

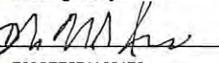
Name: _____

Address: _____ City: _____ State _____ Zip: _____

Phone: _____ E-Mail _____

Owner's Authorization: This is to advise the individual named above as applicant is the Authorized Representative of the owner(s) of the property described below. This authorization is for any communication and negotiations concerning conveyance of the property to the Suwannee River Water Management District.

DocuSigned by: _____

Owner Signature:  Date: 1/5/2019

Owner Signature: _____ Date: _____

E00CEE5F4A084E6...

Property/Project Information

Asking Price (Fee): 200,000.00 (Conservation Easement) : _____

General Location (address, intersection, etc.): 0 NW Bright Lake Court, White Springs, FL 32096

Acreage: 20.01 County: Columbia

Tax Parcel Number(s): 311N1704460103

Legal Description: COMM AT INTERS OF N LINE OF S 1/2 OF N1/2 & W R/W OF U S HWY 441, RUN S17-09-50E 1122.23 FT S72-50-02W 871.22 FT, S17-10- 12 E 1999.38 FT, S03-24-10E 260.64 FT 387.50 FT, N84-34-30E 1940.97 FT TO POB AKA PRCL "C", PAUL BRYAN UNR S/D ORB 999-1382 & 999-1384, QCD 1107-1065.

Improvements: _____

In addition, please provide an aerial, survey, or map identifying property boundaries and a copy of the Deed.

Title Condition (*Deed restrictions, easements, mineral interest, rights held by others, etc.*)

SEE ATACHED

Agreements (*Identify any existing purchase agreement, option contract, listing agreement, or any other arrangement or agreement.*)

LISTING AGREEMENT WITH LINDA STRICKLAND REALTY C/O JOSHUA PARRY (REALTOR)

Other Pertinent Information (*Please provide any other information that may be helpful in evaluating the request.*)



Doug Sasser Property Property Offer Location Map

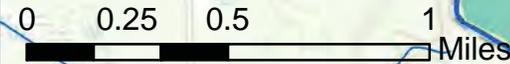
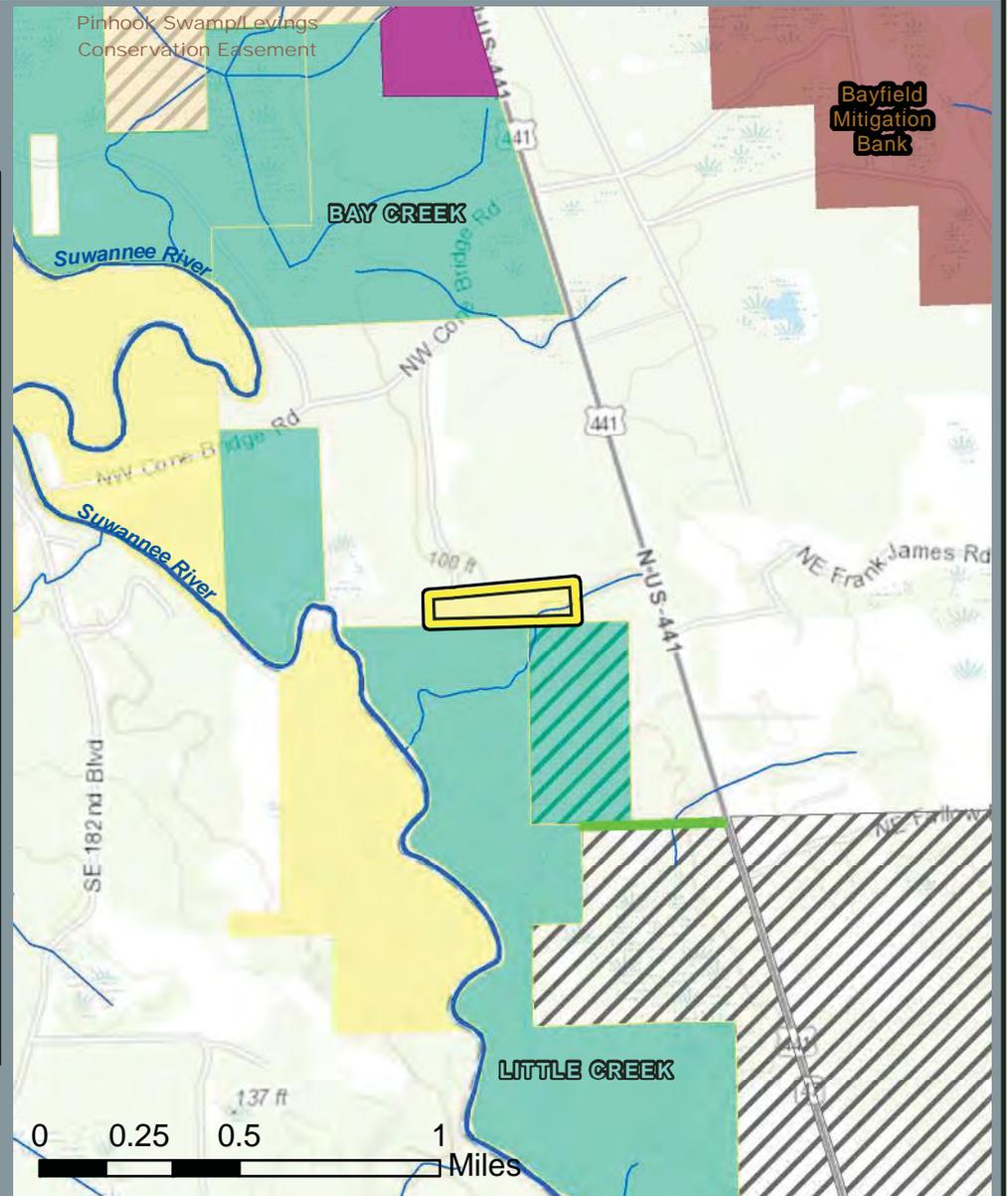


Legend

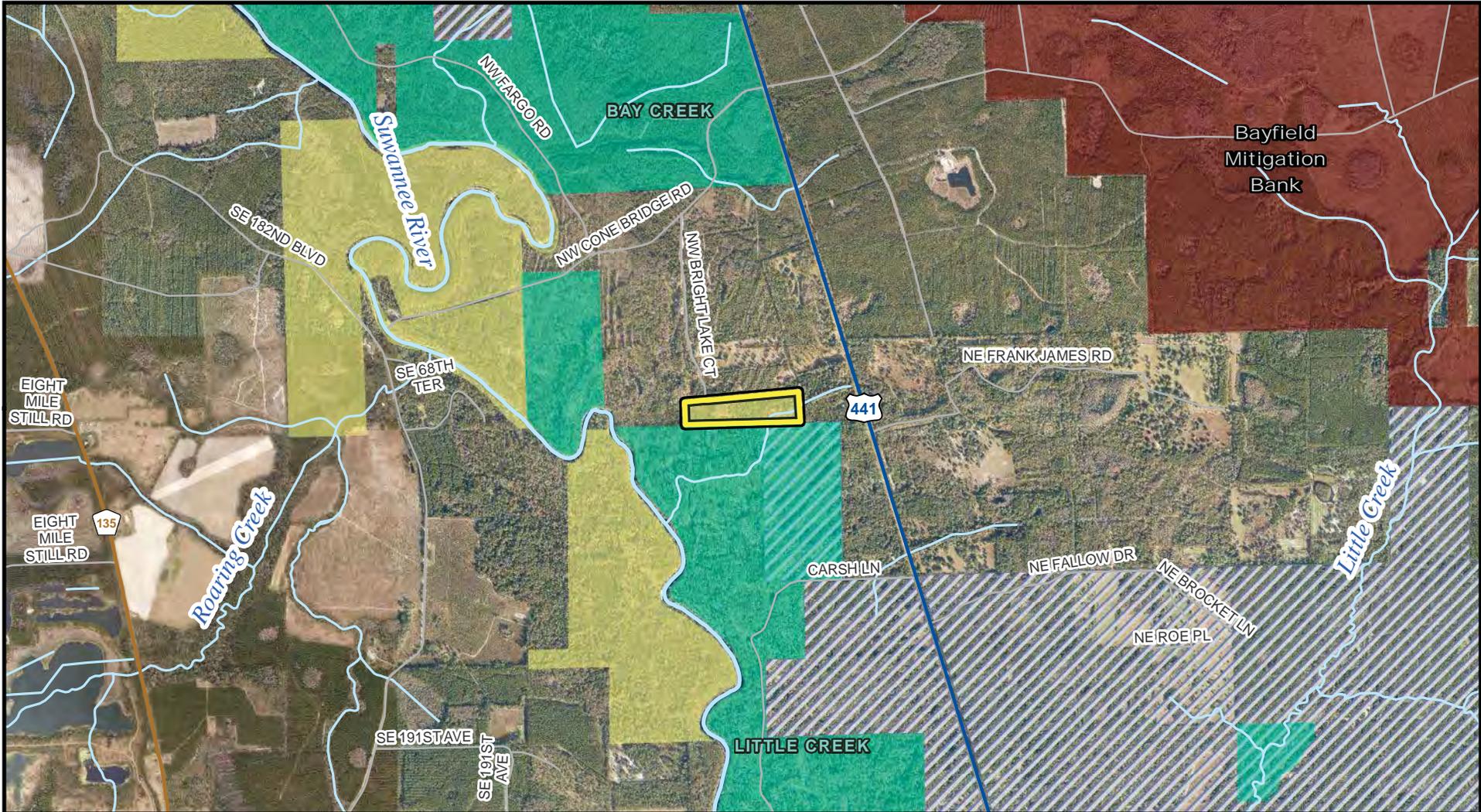
Eastern WRCA



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Map Created 4/9/2019

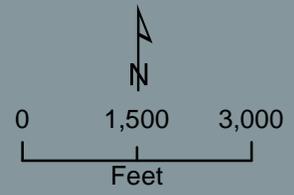


- Property Boundary
- SRWMD Ownership
- SRWMD Boundary
- SRWMD Proposed Acquisition

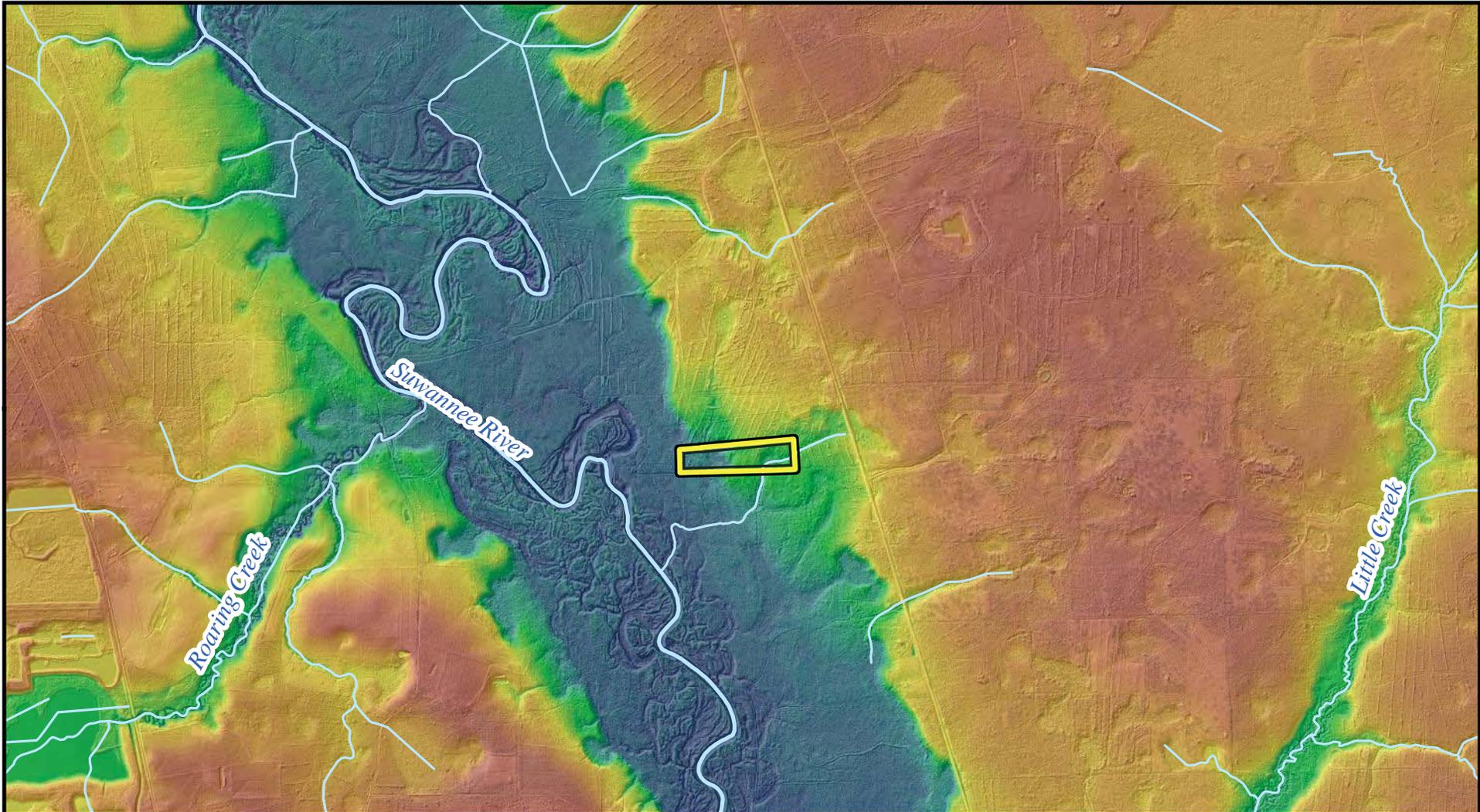


**Doug Sasser Property
± 20 Ac
Columbia County**

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



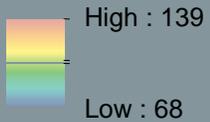
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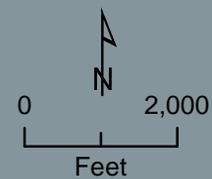
Doug Sasser Property Property Offer LiDAR Overview

-  Project Boundary
-  Rivers and Streams

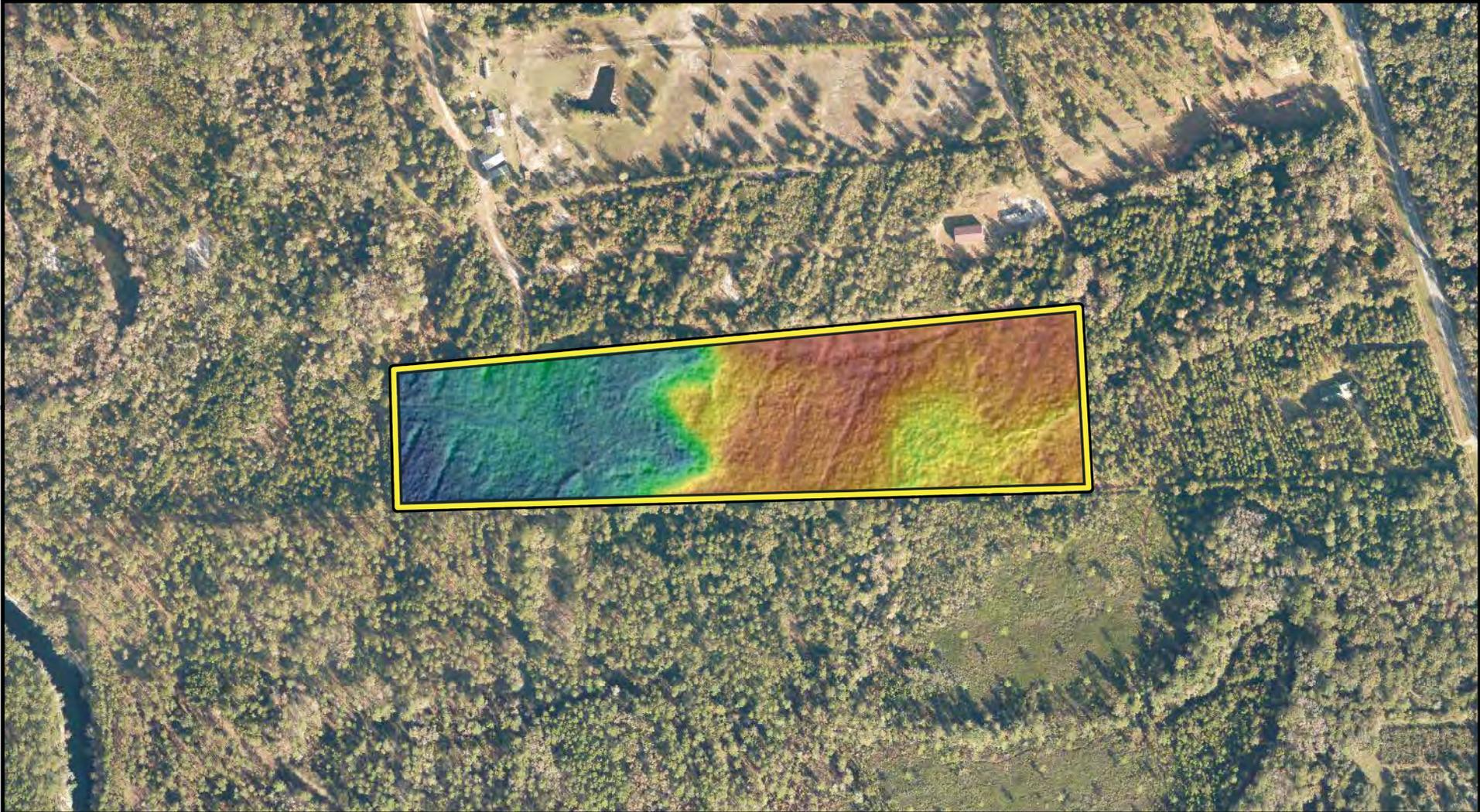
Land Surface Elevation



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



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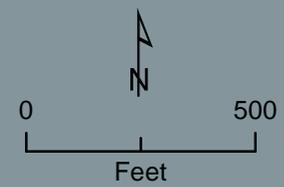
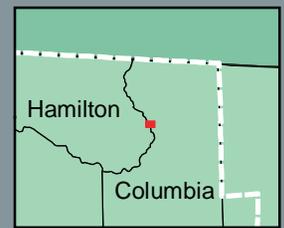
**Doug Sasser Property
Property Offer
LiDAR DEM Property**

-  Project Boundary
-  Rivers and Streams

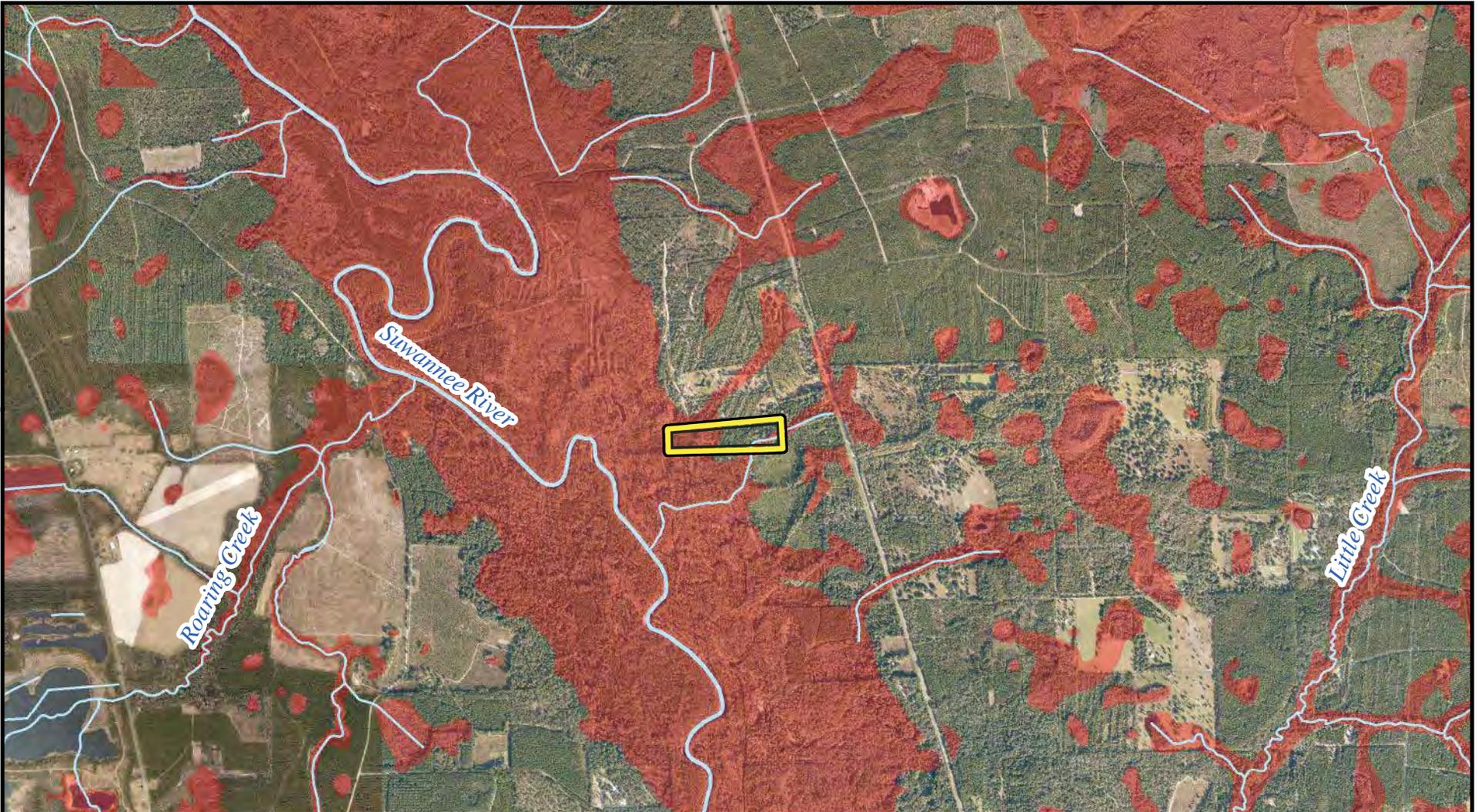
Land Surface Elevation



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

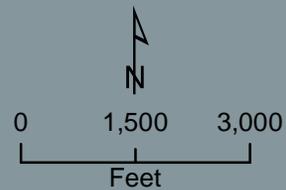
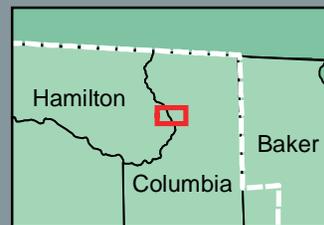


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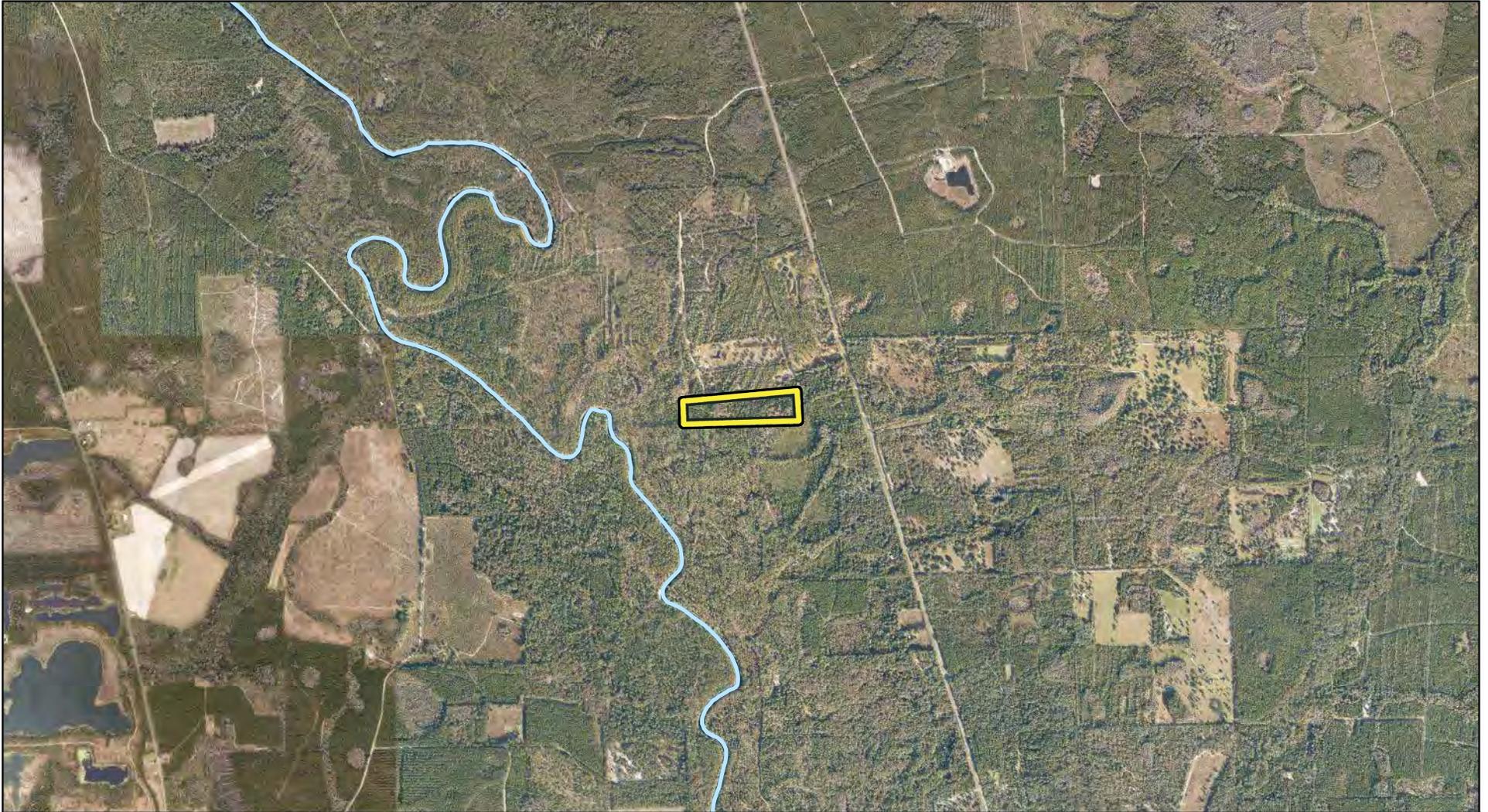


Doug Sasser Property Property Offer Floodplain Protection

-  Project Boundary
-  Floodplain Protection - 50% / 10 ac
-  Rivers and Streams

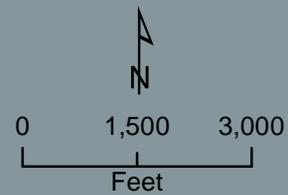


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Doug Sasser Property Property Offer Springs Protection

-  Project Boundary
-  Springshed 0% / 0 ac
-  Priority Focus Area 0% / 0 ac



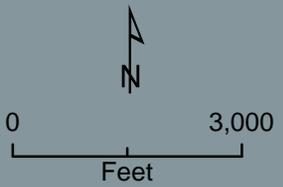
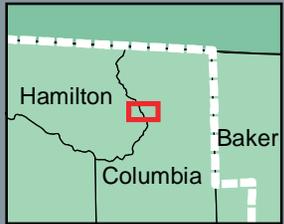
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**Doug Sasser Property
Property Offer
Surface Water Protection**



-  Project Boundary
-  Surface Water Protection - 43% / 8.6 ac
-  Rivers and Streams

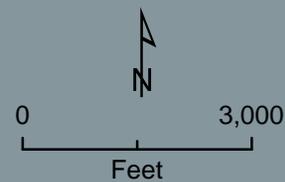
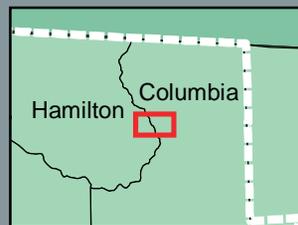


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Doug Sasser Property Property Offer Aquifer Recharge Protection

-  Project Boundary
-  Aquifer Recharge - 0% / 0 ac
-  Rivers and Streams



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MEMORANDUM

TO: Lands Committee

FROM: Stephen Schroeder, Business and Community Services Manager

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

DATE: June 18, 2019

RE: Approval of Staff Recommendation to Decline Property Exchange Offer from Kathryn Tancig on behalf of Mr. Jeffrey R. Dollinger, Lafayette County

RECOMMENDATION

Staff requests the Lands Committee decline the property exchange offer as proposed by Kathryn Tancig on behalf of Mr. Jeffrey R. Dollinger, Lafayette County, and forward the recommendation to the Governing Board.

BACKGROUND

The District received an offer to exchange a one-acre parcel of real property located in Lafayette County, owned by Mr. Jeffrey R. Dollinger for a .65 acre of land owned by the District located in Gilchrist County on February 12, 2019. The offer was submitted by Ms. Kathryn Tancig on behalf of Mr. Jeffrey R. Dollinger.

After review by staff, it was determined that the benefits of the exchange would not offset the associated costs and therefore recommended that the exchange be declined. The offeror's agent was notified of the staff recommendation and invited to withdraw the proposal or submit an alternative proposal. No response has been received.

SCS/rl
Attachments

*INcomplete
no asking price
or response
Exchange
denied*

**SUWANNEE RIVER WATER MANAGEMENT DISTRICT
PROPERTY OFFER APPLICATION**

9225 CR 49, Live Oak, FL 32060
(386)362.1001
E-Mail: acquisitions@srwmd.org

Rule 40B-9.041(1), Florida Administrative Code, requires specific information to initiate the acquisition process.

Applicant Information
 Name: Kathryn Tancig
 Address: 7204 SE County Road 234 City: Gainesville State FL Zip: 32641
 Phone: 352-262-5685 E-Mail: kathryntancig@gmail.com
 Applicant Signature: [Signature] Date 2/12/2019

Owner of Record (Owner is Applicant yes no x no)
 Name: Jeffrey R. Dollinger
 Address: One S.E. First Avenue City: Gainesville State FL Zip: 32601
 Phone: 352-416-3419 E-Mail: dollinger@scwlegal.org
 Owner's Authorization: This is to advise the individual named above as applicant is the Authorized Representative of the owner(s) of the property described below. This authorization is for any communication and negotiations concerning conveyance of the property to the Suwannee River Water Management District.
 Owner Signature: [Signature] Date: 2/12/19
 Owner Signature: _____ Date: _____

Property/Project Information
 Asking Price (Fee): N/A - exchange requested (Conservation Easement) : N/A
 General Location (address, intersection, etc.): SE Deer Trail Road, Branford, Florida
 Acreage: 1 acre County: Lafayette
 Tax Parcel Number(s): 13-07-14-0000-0000-00700
 Legal Description: (See attached deed.)

 Improvements: N/A
 In addition, please provide an aerial, survey, or map identifying property boundaries and a copy of the Deed.

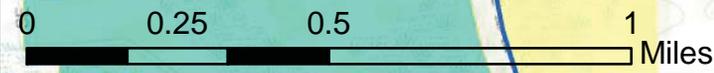
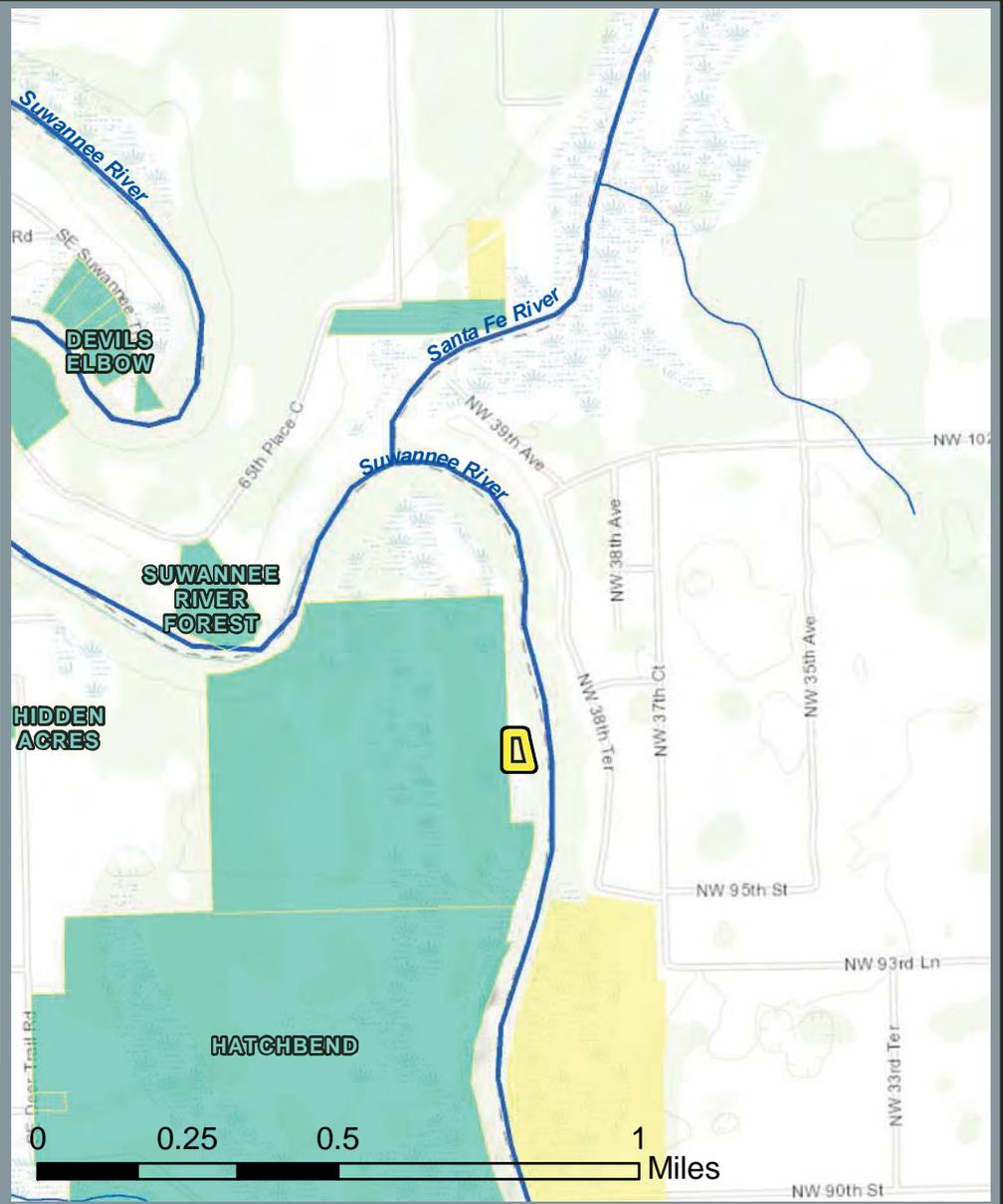
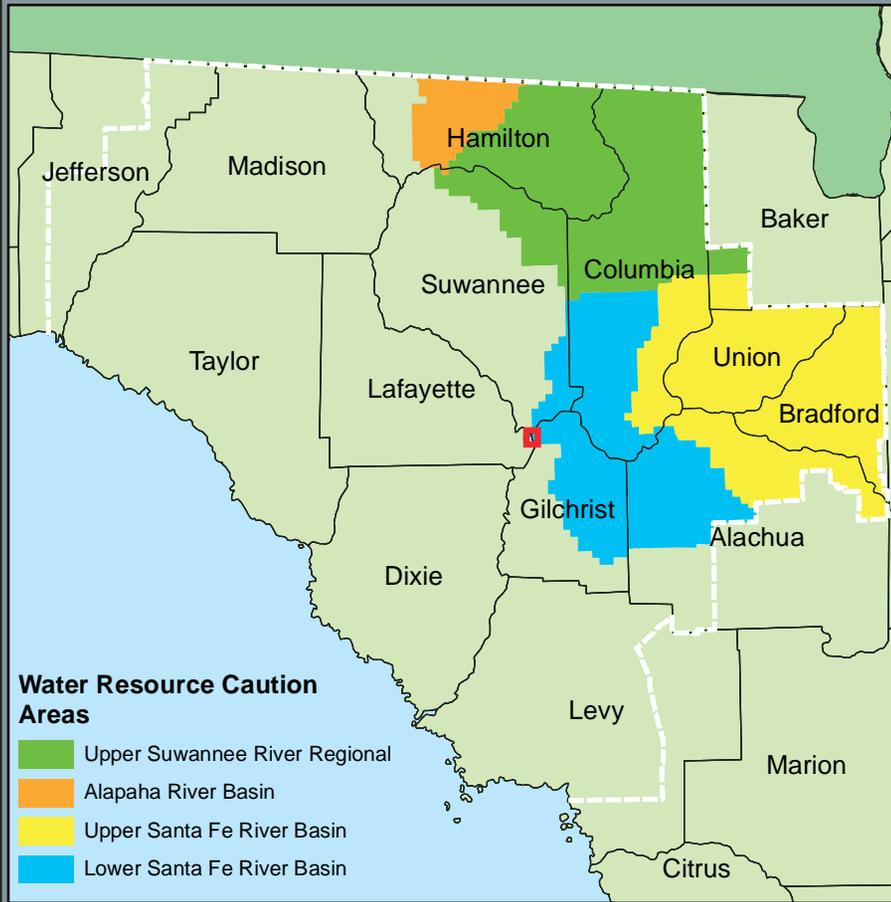
Title Condition (Deed restrictions, easements, mineral interest, rights held by others, etc.)
N/A

Agreements (Identify any existing purchase agreement, option contract, listing agreement, or any other arrangement or agreement.)
N/A

Other Pertinent Information (Please provide any other information that may be helpful in evaluating the request.)
The owner wishes to exchange Parcel No. 13-07-14-0000-0000-00700 for SRWMD owned Parcel No. 35-06-15-0342-0000-0040 (Gilchrist County, 0.650 acres) or another property of equivalent value and type.



Dollinger Property Property Offer Location Map



- Property Boundary
- SRWMD Ownership
- SRWMD Boundary
- SRWMD Proposed Acquisition



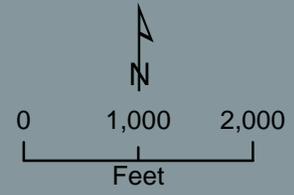
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Map Created 2/28/2019



**Dollinger Property
±1 Ac
Lafayette County**



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



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 Property Boundary

 Rivers and Streams

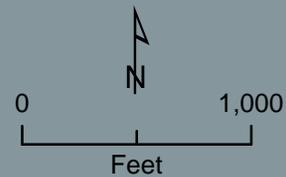
Land Surface Elevation

 High : 59.4731

 Low : 4.836

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

**Dollinger Property
Property Offer
LiDAR Overview**



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-  Property Boundary
-  Rivers and Streams

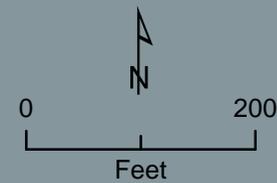
Land Surface Elevation

Value

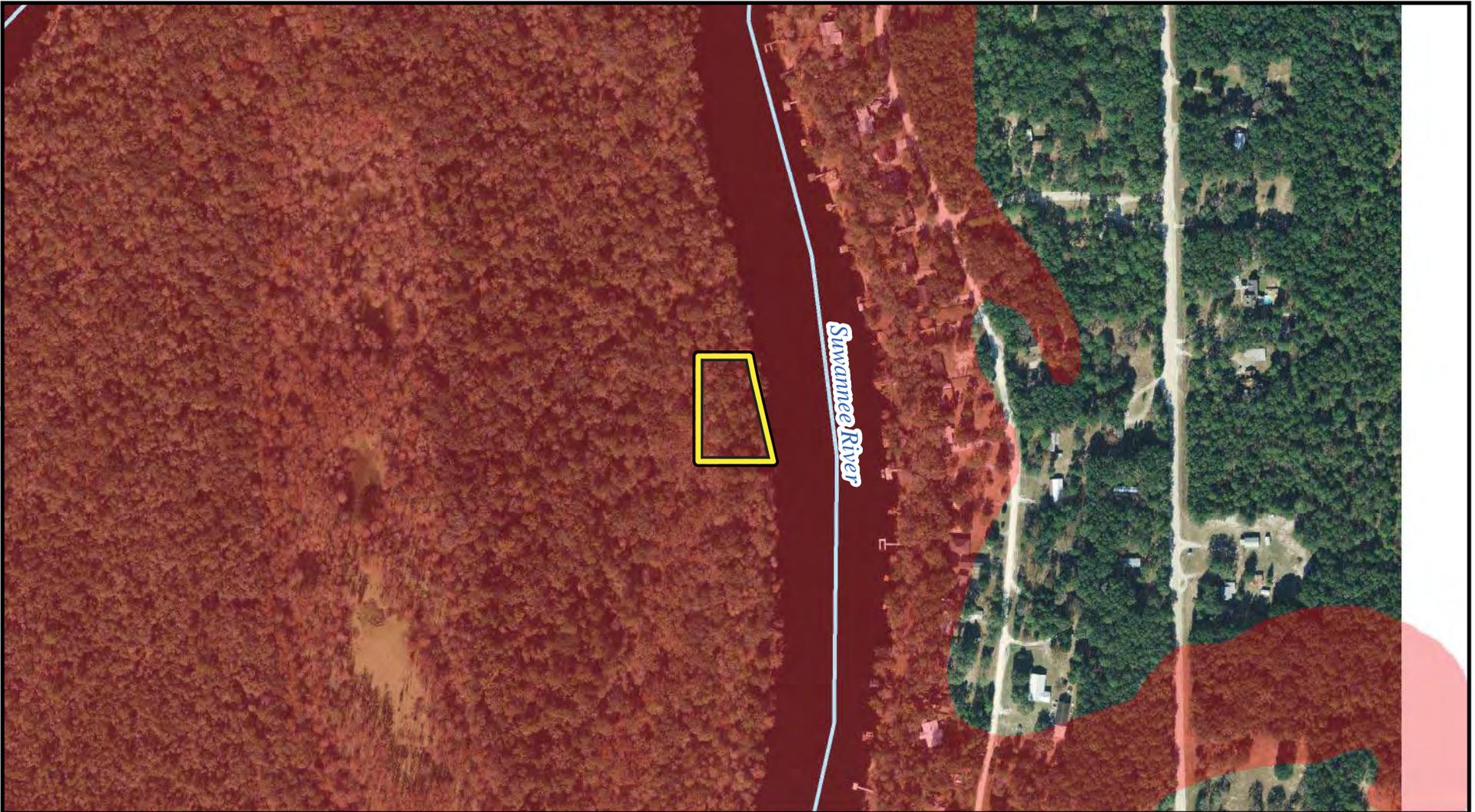


(Vertical Datum NAVD88-
Units US Feet)
Note: Elevations displayed are
derived from LiDAR Data.

Dollinger Property Property Offer LiDAR DEM Property

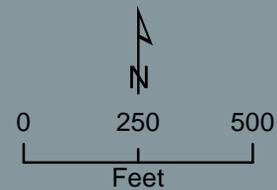


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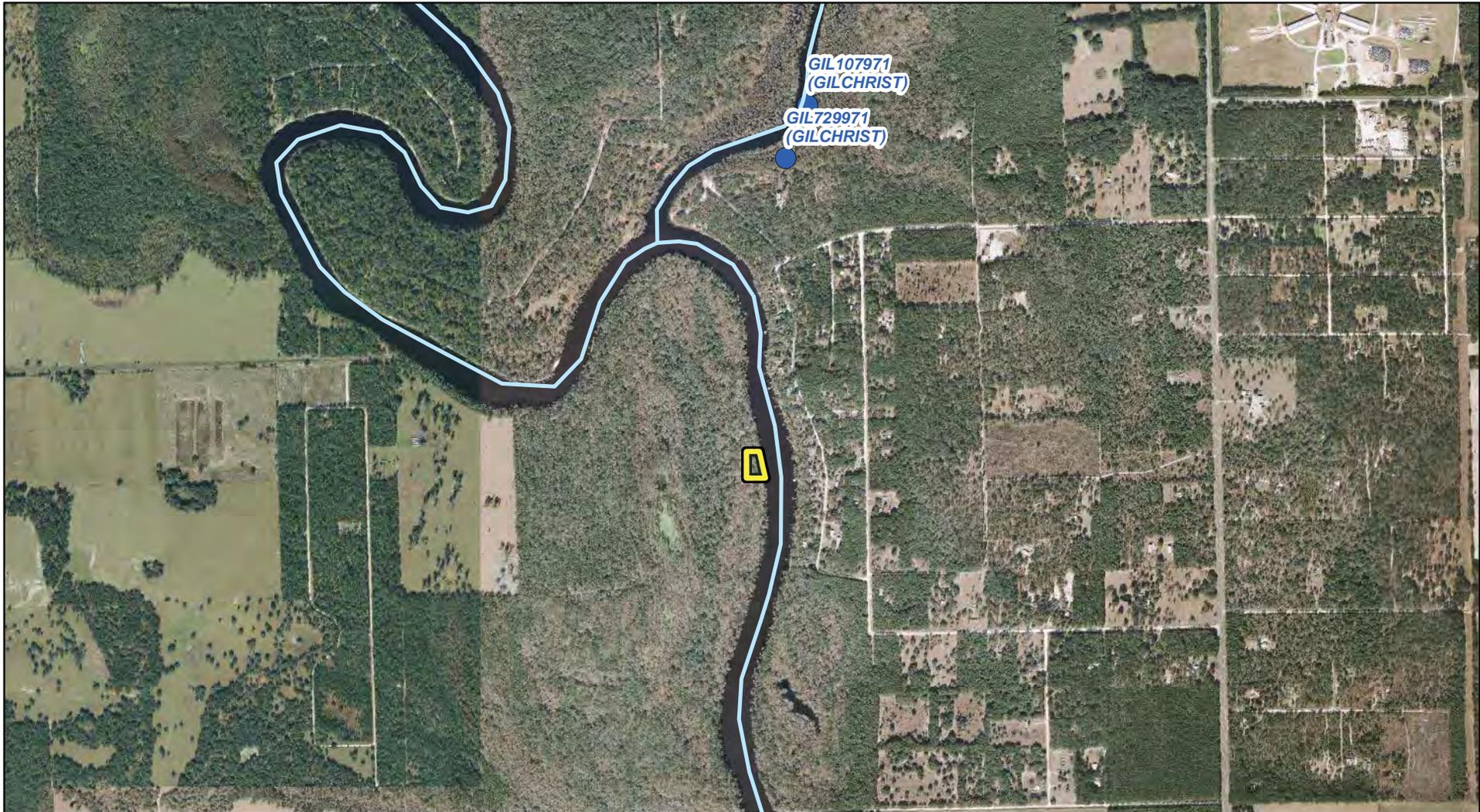


Dollinger Property Property Offer Floodplain Protection

-  Property Boundary
-  Floodplain Protection - 100% / ±1 ac
-  Rivers and Streams

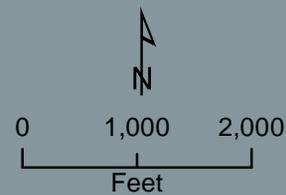


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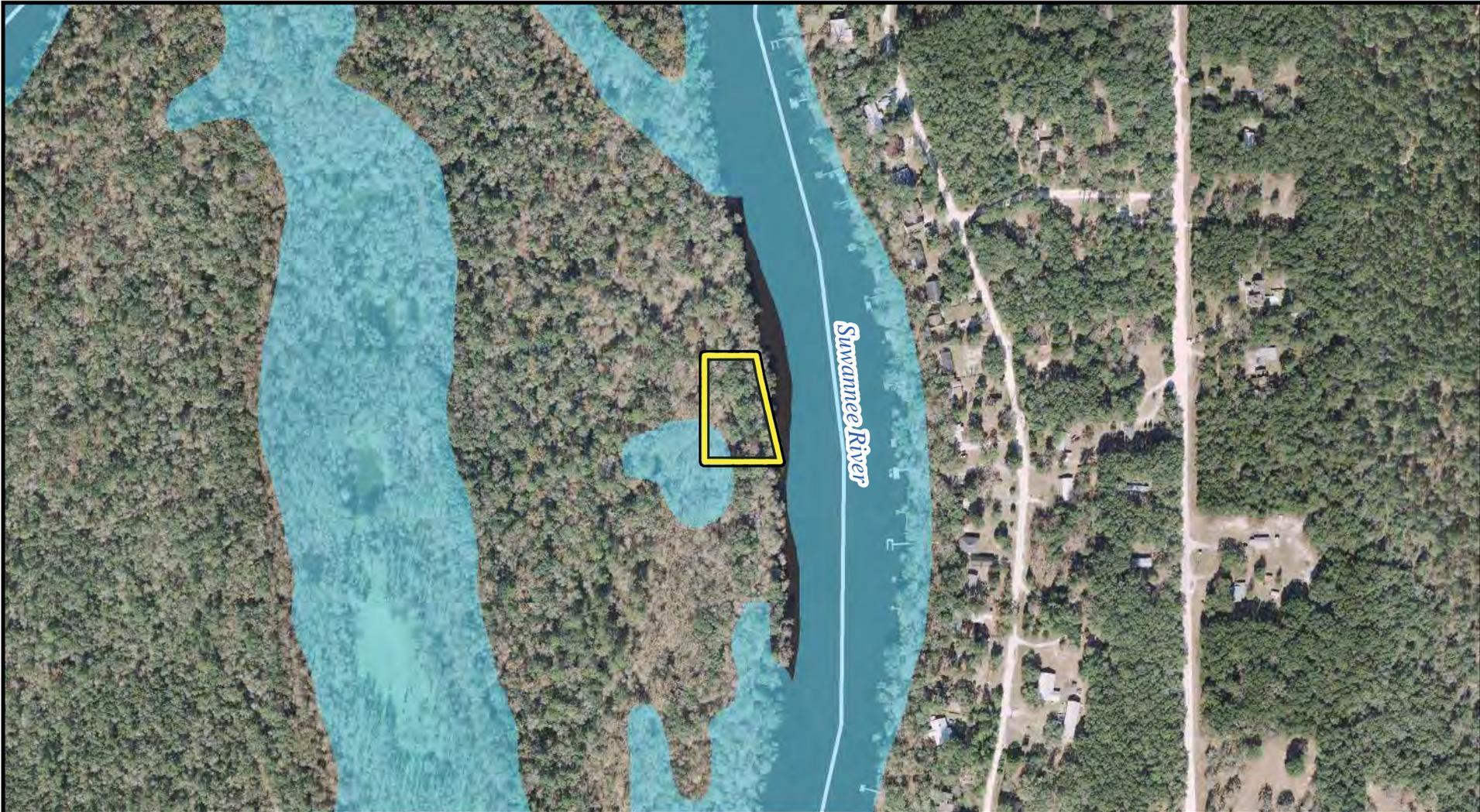


Dollinger Property Property Offer Springs Protection

-  Property Boundary
-  Springshed 0% / 0 ac
-  Priority Focus Area 0% / 0 ac
-  2nd Magnitude Spring

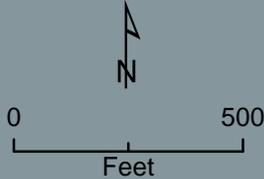


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**Dollinger Property
Property Offer
Surface Water Protection**

-  Property Boundary
-  Surface Water Protection - 13% / 0.13 ac
-  Rivers and Streams

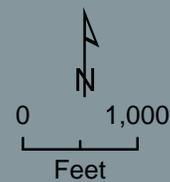


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Dollinger Property Property Offer Aquifer Recharge Protection

-  Property Boundary
-  Aquifer Recharge - 0% / 0 ac
-  Rivers and Streams



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MEMORANDUM

TO: Lands Committee

FROM: Stephen Schroeder, Business and Community Services Manager

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

DATE: June 18, 2019

RE: Approval of Staff Recommendation to Accept a Donation from Sara E. O'Toole, Madison County

RECOMMENDATION

Staff requests the Lands Committee approval to forward a recommendation to the Governing Board to accept the donation of the fee interest in a 2.5-acre parcel of real property from Sara E. O'Toole, Madison County.

BACKGROUND

Ms. Sara E. O'Toole submitted a property offer to donate to the District fee interest in a 2.5 +/- acre parcel of real property located in Madison County on March 15, 2019. The O'Toole property is adjacent to the District's Mill Creek South tract. This property will provide a buffer from adjacent residential lots and provide additional floodplain and springs protection. The O'Toole property is not included in the District's Florida Forever Work Plan.

Staff reviewed the parcel and determined that it would benefit the District by assisting in the management of adjacent parcels owned by the District and providing a buffer to nearby residential lots.

Funding for this purchase is available in the Fiscal Year 2019 budget under account code 13-2586-3-2100-19.

SCS/rl
Attachments

PARCEL SUMMARY

TRACT: O'Toole Donation Offer – Madison County, Florida

OWNER: Sara E. O'Toole

PARCEL: 2.5 acres +/-

PARCEL DESCRIPTION: The O'Toole property is adjacent to the Mill Creek South tract owned by the District. The property is not included in the District's Florida Forever Work Plan. The donated property will, however, provide additional floodplain and springs protection.

Zoning: The parcels that make up the 2.5 acres are zoned **Agriculture 2**. All agricultural uses with one (1) residential unit per 10 acres.

WATER RESOURCE GUIDELINE SCREENING:

Aquifer Recharge: None

Springshed Protection: 100%

Floodplain Protection: 100%

Surface Water Protection: None

OUTSTANDING INTERESTS: To be determined by title search during detailed assessment. None noted in the property offer.

CURRENT ASKING PRICE: Donation.

ASSESSMENT COSTS: Costs of detailed assessment are estimated to be from \$5,000 to \$7,000.

ACCESS: This property has access via a legal easement from county-maintained Boundary Bend Road.

MANAGEMENT: Management will be implemented as part of the management plan for adjacent lands of the District.

/sc

Staff Accepted
Lands
Comm Hec
July
Donation

**SUWANNEE RIVER WATER MANAGEMENT DISTRICT
PROPERTY OFFER APPLICATION**

9225 CR 49, Live Oak, FL 32060
(386)362.1001
E-Mail: acquisitions@srwmd.org

Rule 40B-9.041(1), Florida Administrative Code, requires specific information to initiate the acquisition process.

Applicant Information

Name: Sara E. O'Toole (AKA: Sara Elizabeth Fraleigh O'Toole)
Address: 305 N. E. Artemesia Trl. City: Madison State: FL Zip: 32340
Phone: 850-973-0184 E-Mail: efo1950@gmail.com
Applicant Signature: Sara E. O'Toole Date: 03/15/2019

Owner of Record (Owner is Applicant yes no)

Name: Sara E. O'Toole
Address: 305 NE Artemesia Trl. City: Madison State: FL Zip: 32340
Phone: 850-973-0184 E-Mail: efo1950@gmail.com

Owner's Authorization: This is to advise the individual named above as applicant is the Authorized Representative of the owner(s) of the property described below. This authorization is for any communication and negotiations concerning conveyance of the property to the Suwannee River Water Management District.

Owner Signature: Sara E. O'Toole Date: 03/15/2019
Owner Signature: _____ Date: _____

Property/Project Information

Asking Price (Fee): gift (taxable) (Conservation Easement): none
General Location (address, intersection, etc.): VACANT SE YADKIN TRl, Lec, FL 32059
Acreage: 2.50 acres County: Madison
Tax Parcel Number(s): 32-25-11-1629-000-000
Legal Description: Boundary Bend s/d Unit 2 Lots 33, 36, 63, 66 & 68

Improvements: none

In addition, please provide an aerial, survey, or map identifying property boundaries and a copy of the Deed.

Title Condition (Deed restrictions, easements, mineral interest, rights held by others, etc.)

no restrictions, no easement needed - county roads, n/a for mineral interest or rights

Agreements (Identify any existing purchase agreement, option contract, listing agreement, or any other arrangement or agreement.)

N/A

Other Pertinent Information (Please provide any other information that may be helpful in evaluating the request.)

This property is contiguous to Suwannee River Water Management property / Two Rivers State Park and is located directly across county road from the Suwannee River.

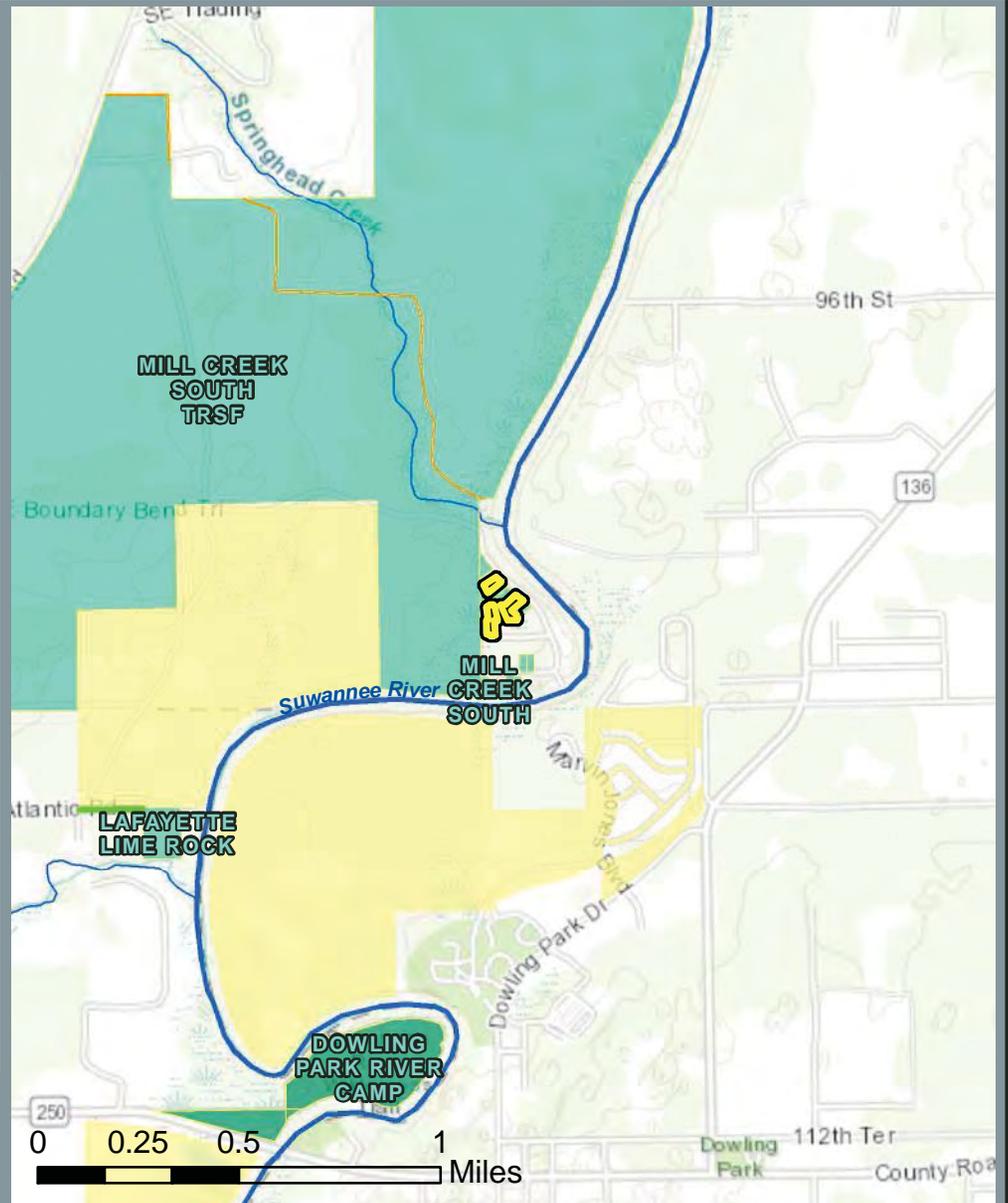


RECEIVED
SRWMD

MAR 18 2019

ORIGINAL TO FILE _____
COPIES _____ 9/6/2018

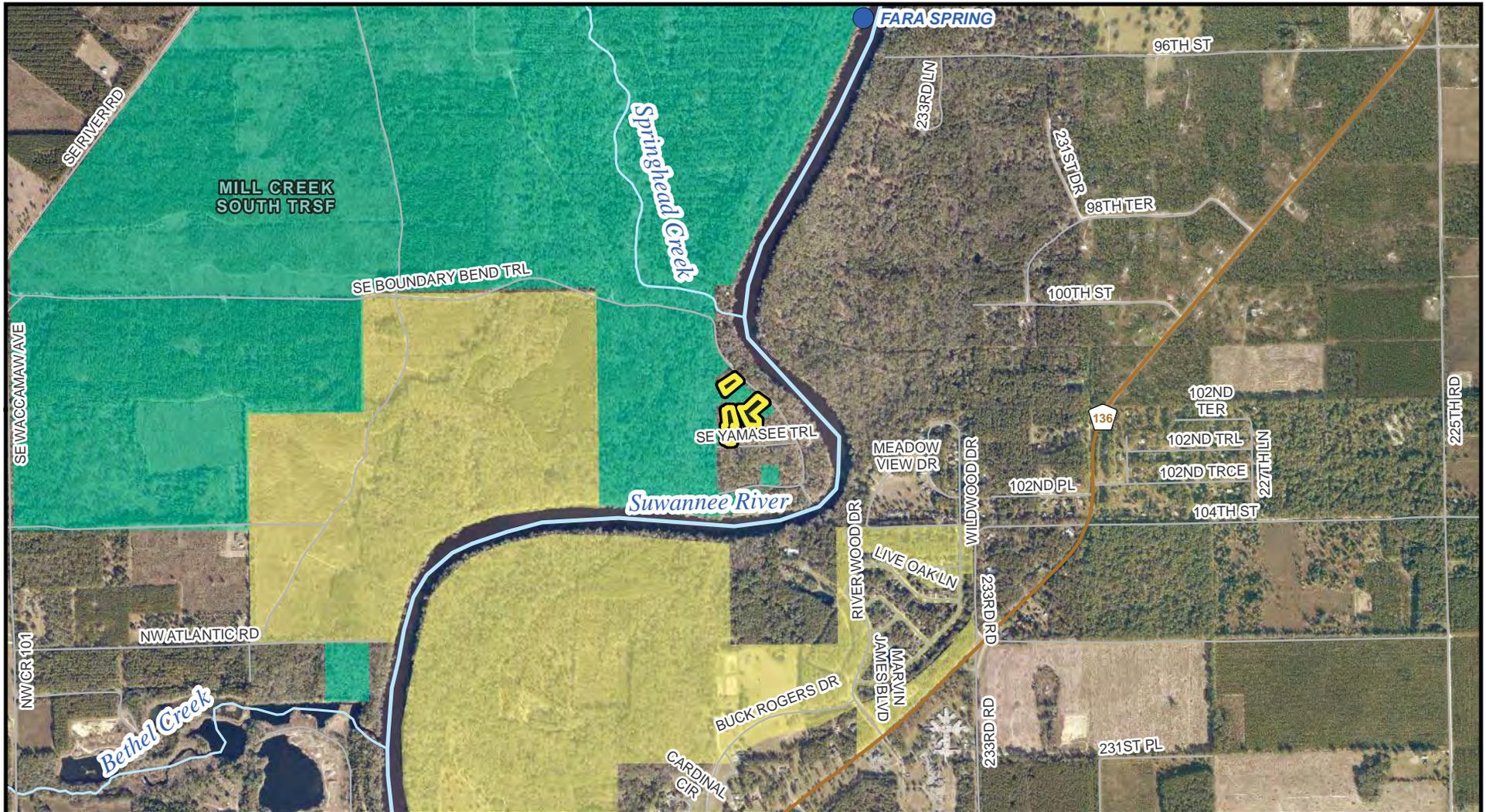
O'Toole Donation Property Offer Location Map



- Property Boundary
- SRWMD Ownership
- Other Public 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 4/9/2019

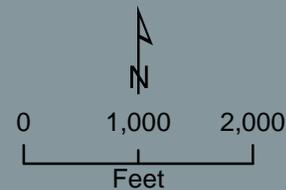




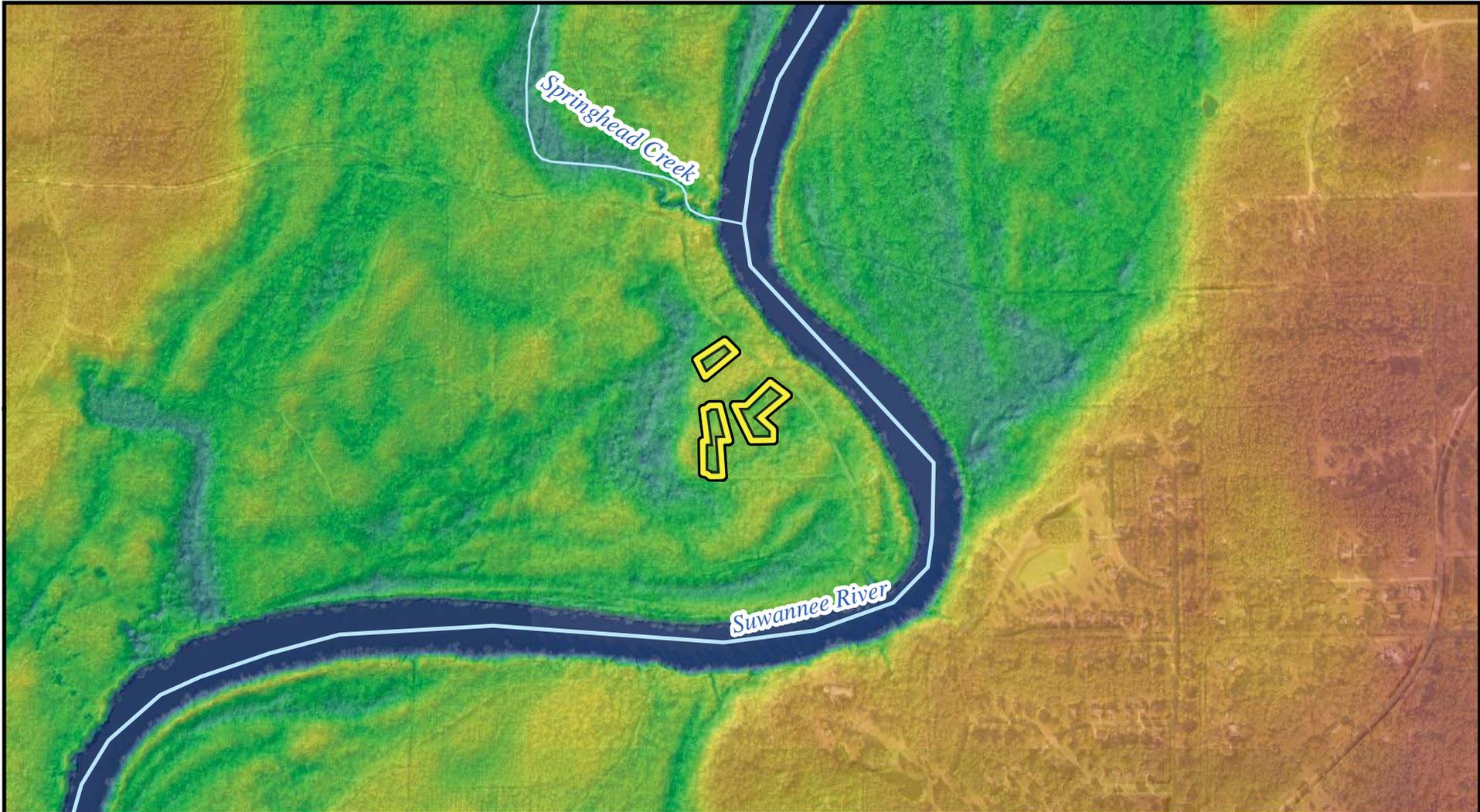
**O'Toole Donation
± 2.5 Ac
Madison County**



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



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 Property Boundary

 Rivers and Streams

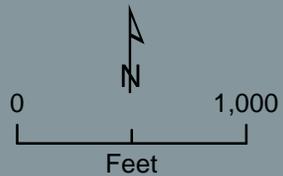
Land Surface Elevation

 High : 77.3464

 Low : 22.137

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

**O'Toole Donation
Property Offer
LiDAR Overview**



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 Property Boundary

 Rivers and Streams

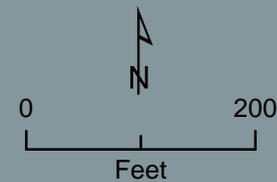
Land Surface Elevation

 High : 50.3442

 Low : 41.9541

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

**O'Toole Donation
Property Offer
LiDAR DEM Property**

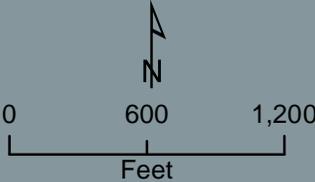


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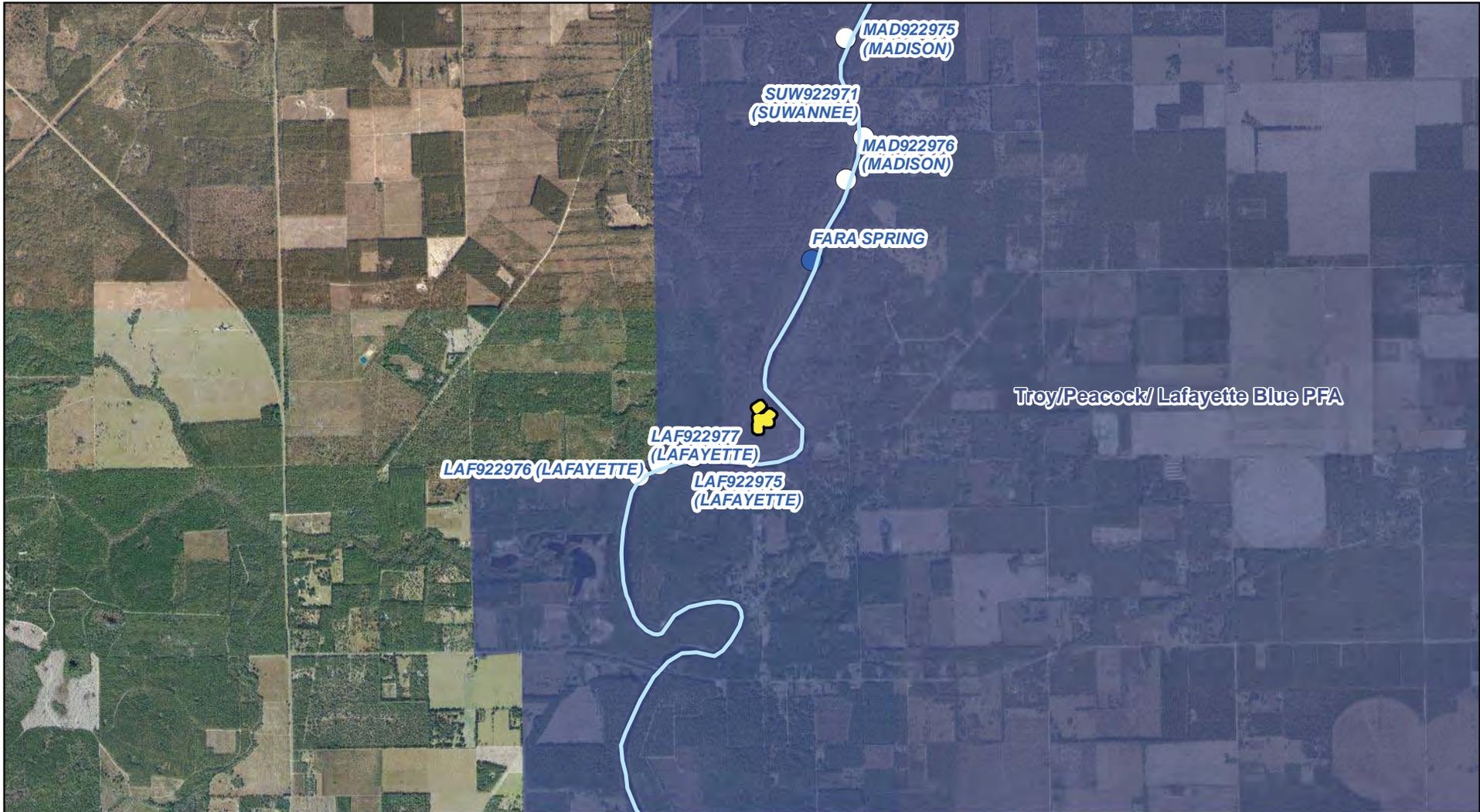


O'Toole Donation Property Offer Floodplain Protection

-  Property Boundary
-  Floodplain Protection - 100% / ± 2.5 ac
-  Rivers and Streams

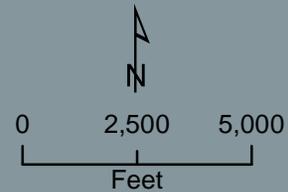


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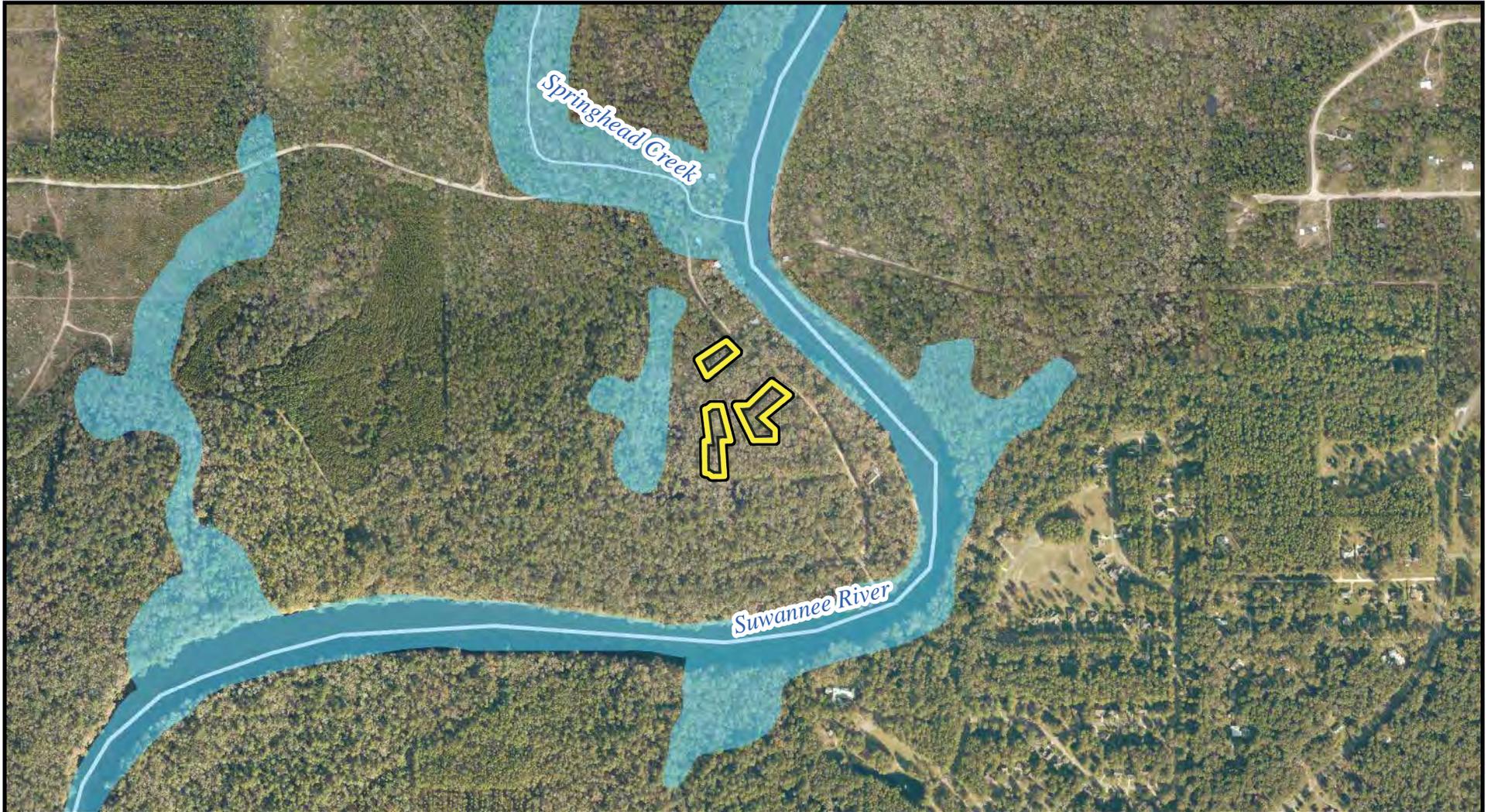


O'Toole Donation Property Offer Springs Protection

-  Property Boundary
-  Springshed 0% / 0 ac
-  Priority Focus Area 100% / ± 2.5 ac
-  2nd Magnitude Spring
-  >3rd Magnitude Spring

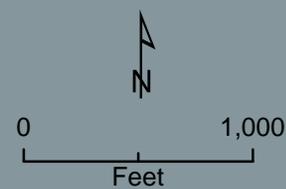


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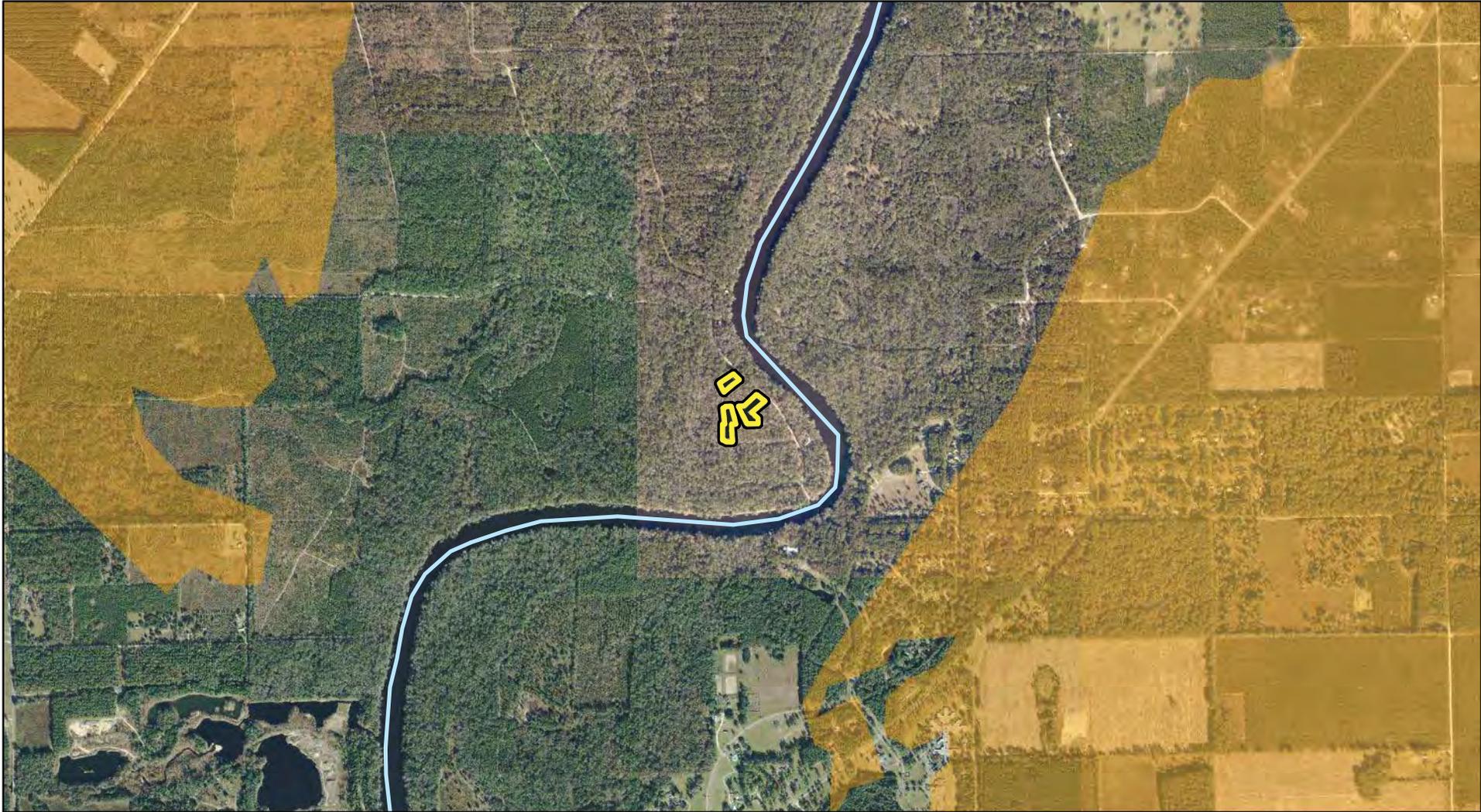


Otoole Donation Property Offer Surface Water Protection

-  Property Boundary
-  Surface Water Protection - 0% / 0 ac
-  Rivers and Streams

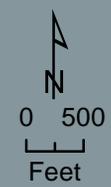


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O'Toole Donation Property Offer Aquifer Recharge Protection

-  Property Boundary
-  Aquifer Recharge - 0% / 0 ac
-  Rivers and Streams



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MEMORANDUM

TO: Lands Committee

FROM: Stephen Schroeder, Business and Community Services Manager

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

DATE: June 19, 2019

RE: Approval of Staff Recommendation to Declare the Suwannee Run Shores Property Parcel, Dixie County, Surplus and Authorize Disposition in Accordance with Florida Statutes

RECOMMENDATION

Staff requests Lands Committee approval to forward a recommendation to the Governing Board to declare a 1.175 +/- acre parcel of real property located in Dixie County surplus and authorize final disposition of the property in accordance with Chapter 373, Florida Statutes, and District policies and procedures.

BACKGROUND

The District received an inquiry from an adjacent property owner for the purchase of a parcel of real property located within the Suwannee Run Shores subdivision in Dixie County. The parcel is 1.175 +/- acres and is not adjacent to other District owned land. After staff review, it was determined that the parcel no longer served the needs of the District. This parcel was purchased in 2000 using Save Our Rivers funding and no longer serves a conservation purpose for the District in that it is no longer needed to be owned in order to further the District's land conservation purposes of flood control, water storage, water management, conservation and protection of water resources, aquifer recharge, water resource and water supply development, and preservation of wetlands, streams, and lakes, as per section 373.016, Florida Statutes (F.S.).

The property will be disposed of in accordance with sections 373.056 and 373.089 F.S.

SCS/rl
File #96-106
Attachments



Summary

Parcel ID 17-08-14-6877-0000-0100
 Account Number 9047
 Property Address UNASSIGNED
 Sec/Twp/Rng 17-08-14
 Legal Description TRACT 10 SUW RUN SHORES UNREC S/D OR_BK 138 PG 722 & 777 ORB 245 P 24 & 26
 (Note: Not to be used on legal documents)
 Acres 1.175
 Land Use STATE OTHER
 Millage Group UNINCORPORATED (01)
 Millage Rate 19.6948
 Neighborhood Code (9600)
 Homestead N

Owners

Owner
 Suw Riv Water Management Dist
 9225 Cr 49
 Live Oak, FL 32060

Valuation

	2018	2017	2016	2015
+ Land Value Market Value	\$1,900	\$1,900	\$1,900	\$1,900
+ Building Value	\$0	\$0	\$0	\$0
+ Yard Items	\$0	\$0	\$0	\$0
+ Agricultural Credit	\$0	\$0	\$0	\$0
= Total Just or Market Value	\$1,900	\$1,900	\$1,900	\$1,900
= Classified Use or Assessed Value	\$1,900	\$1,900	\$1,900	\$1,900
Capped Differential	\$0	\$0	\$0	\$0
= Taxable Total Value Before Exemptions	\$1,900	\$1,900	\$1,900	\$1,900
- School Exemptions	(\$1,900)	(\$1,900)	(\$1,900)	(\$1,900)
= School Taxable Value	\$0	\$0	\$0	\$0
- Additional Non School Exemptions	\$0	\$0	\$0	\$0
= Total Non School Taxable Value	\$0	\$0	\$0	\$0

Land

Land Use	Land Code	Number of Units	Unit Type	Land Type	Frontage	Depth
STATE OTHER (8700)		1.00	LOT	P	0	0

Sales

Sale Date	Sale Price	Legal Reference	Grantor	Deed Type	N.A.L. Code
12/1/1989	\$7,000.00	138/777	UNKNOWN	WARRANTY (WD)	01
12/1/1989	\$8,900.00	138/722	UNKNOWN	WARRANTY (WD)	11

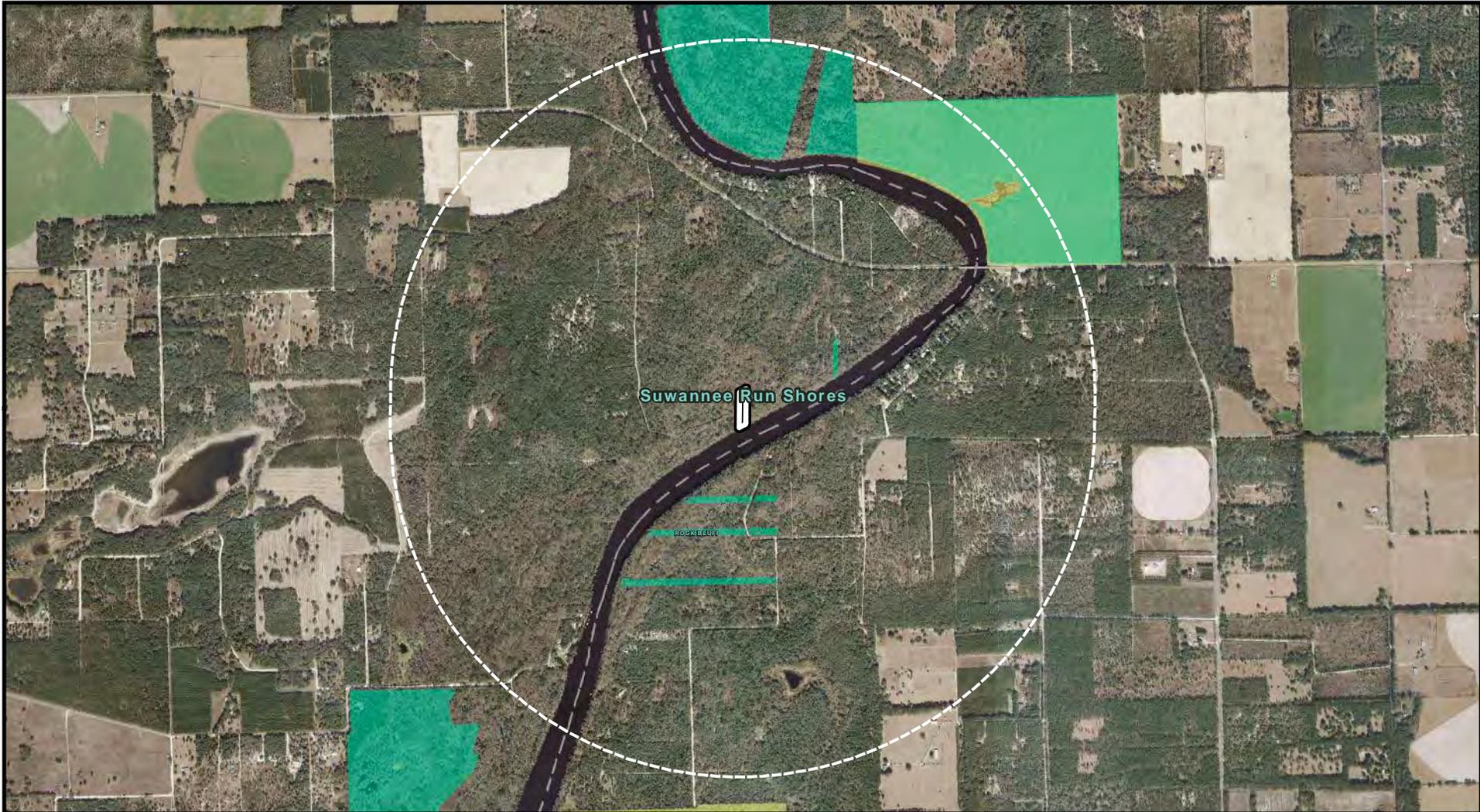
No data available for the following modules: Buildings, Condos, Yard Items, Sketch.

Dixie County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll.

Last Data Upload: 6/17/2019 9:41:39 PM

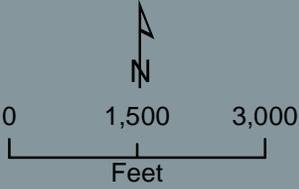
Version 2.2.25





**Suwannee Run Shores
± 1.1175 Ac
County**

-  Property Boundary
-  SRWMD Ownership
-  Other Public Ownership
-  SRWMD Proposed Acquisitions
-  1 Mile Buffer

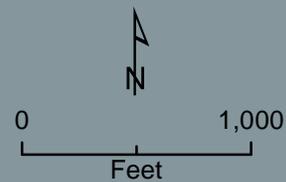


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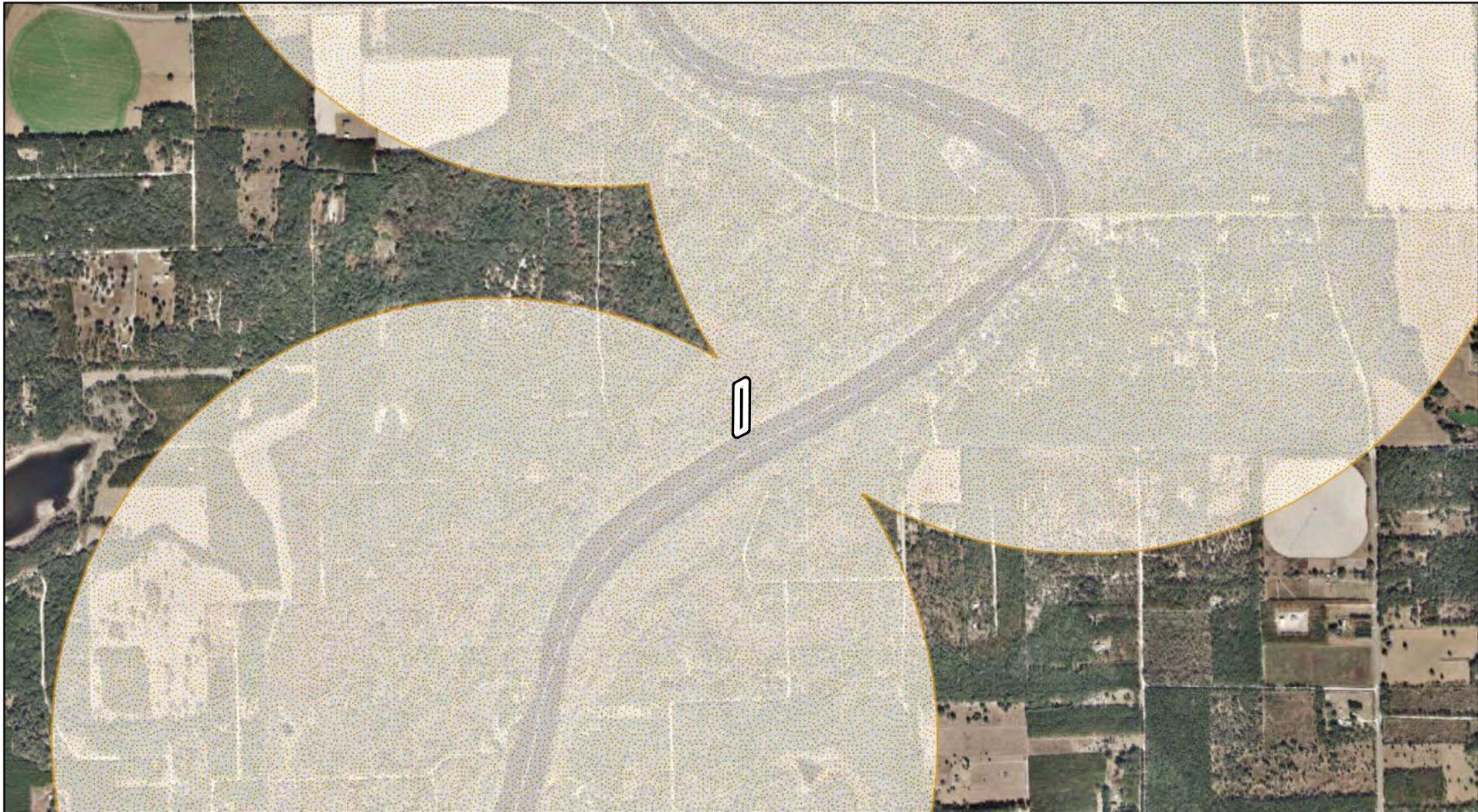


-  Property Boundary
-  Surface Waters (Riverine)
- SRWMD Major Rivers**
-  Priority 1
-  Priority 2
-  Other

Suwannee Run Shores Property Offer Surface Water Protection

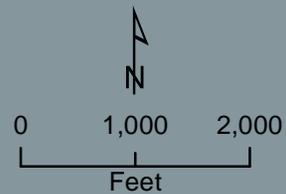


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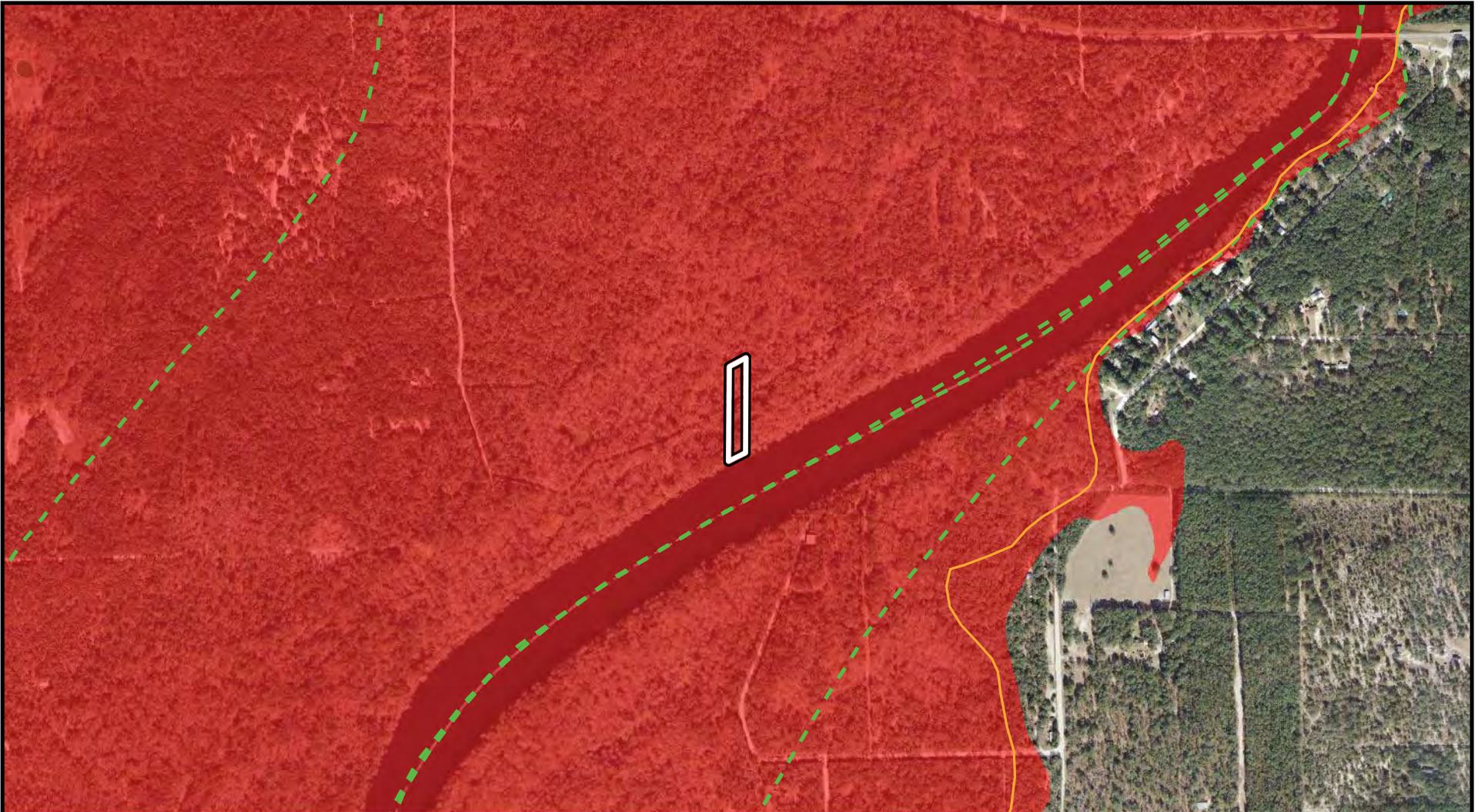


Suwannee Run Shores Property Offer Springs Protection

-  Property Boundary
-  Springs Protection

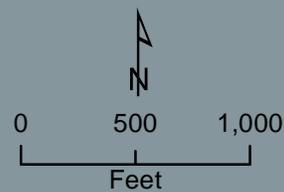


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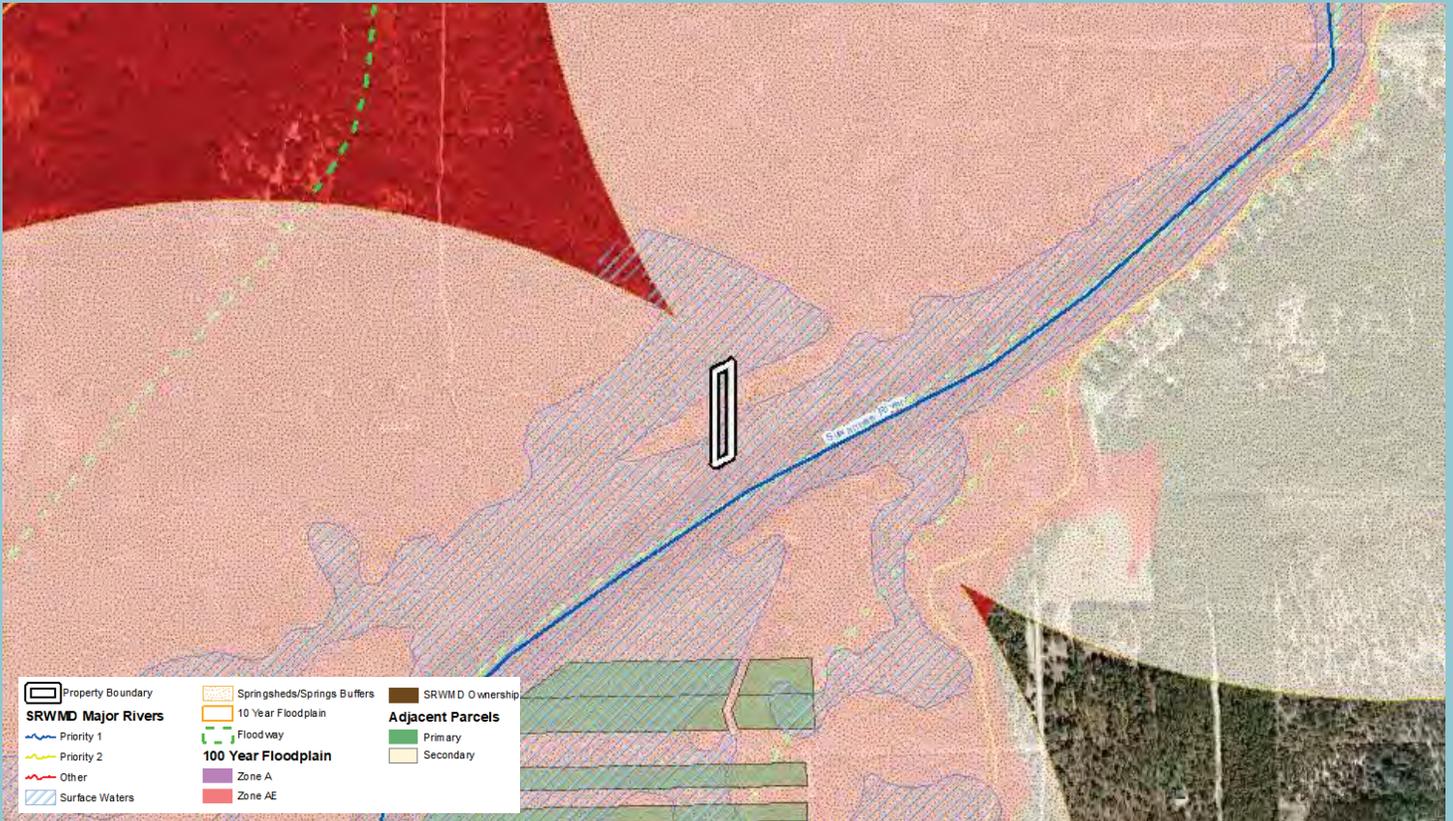
Suwannee Run Shores Property Offer Floodplain Protection

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



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 6/20/2019

Suwannee River Water Management District Triage Analysis Results



Property Name: Suwannee Run Shores

Date: 06/20/19

Acreage: 1.175

County: Dixie

Transaction Type: Surplus

Surface Water Protection-

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

Riverine Surface Waters? (Y) [\pm 0.70 ac]

Springs Protection -

Within Springshed or springs buffers?
(Y) [Springs buffer]

Adjacency

(N)

Flood Protection-

Floodway? (Y) [1.175 ac]

10 Year Floodplain? (Y) [1.175 ac]

100 Year Floodplain? (Y) [1.175 ac]

Miscellaneous:

PFA? (N)

WRCA? (N)

BMAP? (Y) [Suwannee]



MEMORANDUM

TO: Lands Committee

FROM: Stephen Schroeder, Business and Community Service Manager

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

DATE: June 18, 2019

RE: Approval of Staff Recommendation to Declare the Three Rivers Estates Parcel, Columbia County, Surplus and Authorize Disposal in Accordance with Florida Statutes

RECOMMENDATION

Staff requests Lands Committee approval to forward a recommendation to the Governing Board to declare a 0.918 +/- acre parcel of land located within Three River Estates located in Columbia County surplus and authorize final disposal of the property in accordance Chapter 373, Florida Statutes, and District Policies and Procedures.

BACKGROUND

The District received an inquiry from an adjacent property owner for the purchase of a parcel of real property located within the Three Rivers Estates subdivision in Columbia County. The parcel is 0.918 +/- acres and is not adjacent to other District owned land. After staff review, it was determined that the parcel no longer served the needs of the District. This parcel were purchased in 1997 using Save Our Rivers funding and no longer serves a conservation purpose for the District in that it is no longer needed to be owned in order to further the District's land conservation purposes of flood control, water storage, water management, conservation and protection of water resources, aquifer recharge, water resource and water supply development, and preservation of wetlands, streams, and lakes, as per section 373.016, Florida Statutes (F.S.).

The property will be disposed of in accordance with sections 373.056 and 373.089 F.S.

SS/rl
File #96-059
Attachments

Columbia County Property Appraiser

Jeff Hampton

2018 Tax Roll Year

updated: 5/9/2019

Retrieve Tax Record

Property Card

Parcel List Generator

Show on GIS Map

Print

Parcel: << **00-00-00-01017-000** >>

Aerial Viewer Pictometry Google Maps

Owner & Property Info

Show Search Results

Owner	SUWANNEE RIVER WATER MGMT DIST 9225 CR-49 LIVE OAK, FL 32060		
Site			
Description*	LOT 135 UNIT 17 THREE RIVERS ESTATES. ORB 851-1028,		
Area	0.918 AC	S/T/R	26-6S-15
Use Code**	STATE (008700)	Tax District	3

*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.



Property & Assessment Values

2018 Certified Values		2019 Working Values	
Mkt Land (1)	\$1,800	Mkt Land (1)	\$1,800
Ag Land (0)	\$0	Ag Land (0)	\$0
Building (0)	\$0	Building (0)	\$0
XFOB (0)	\$0	XFOB (0)	\$0
Just	\$1,800	Just	\$1,800
Class	\$0	Class	\$0
Appraised	\$1,800	Appraised	\$1,800
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$1,800	Assessed	\$1,800
Exempt	OTHER \$1,800	Exempt	OTHER \$1,800
Total Taxable	county:\$0 city:\$0 other:\$0 school:\$0	Total Taxable	county:\$0 city:\$0 other:\$0 school:\$0

Sales History

Show Similar Sales within 1/2 mile

Fill out Sales Questionnaire

Sale Date	Sale Price	Book/Page	Deed	V/I	Quality (Codes)	RCode
12/30/1997	\$3,400	851/1028	WD	V	Q	
5/1/1984	\$5,000	537/0520	WD	V	Q	

Building Characteristics

Bldg Sketch	Bldg Item	Bldg Desc*	Year Blt	Base SF	Actual SF	Bldg Value
NONE						

Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims	Condition (% Good)
NONE						

Land Breakdown

Land Code	Desc	Units	Adjustments	Eff Rate	Land Value
NONE					

008700

STATE (MKT)

1.000 LT - (0.918 AC)

1.00/1.00 1.00/0.30

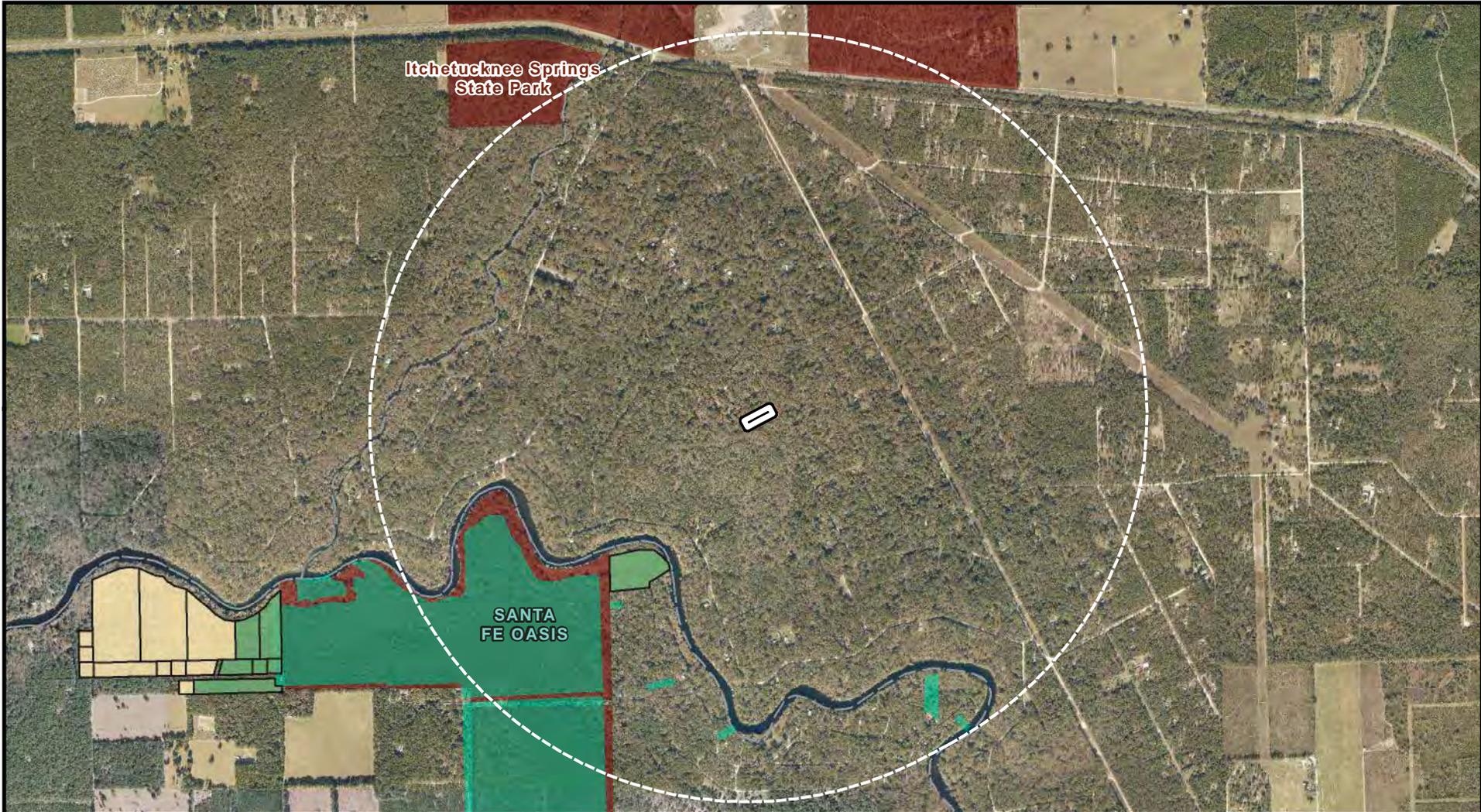
\$1,800

\$1,800

[Show Search Results](#)

© Columbia County Property Appraiser | Jeff Hampton | Lake City, Florida | 386-758-1083

by: [GrizzlyLogic.com](#)

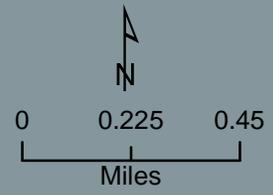


-  Property Boundary
-  SRWMD Ownership
-  Other Public Ownership
-  SRWMD Proposed Acquisitions
-  1 Mile buffer

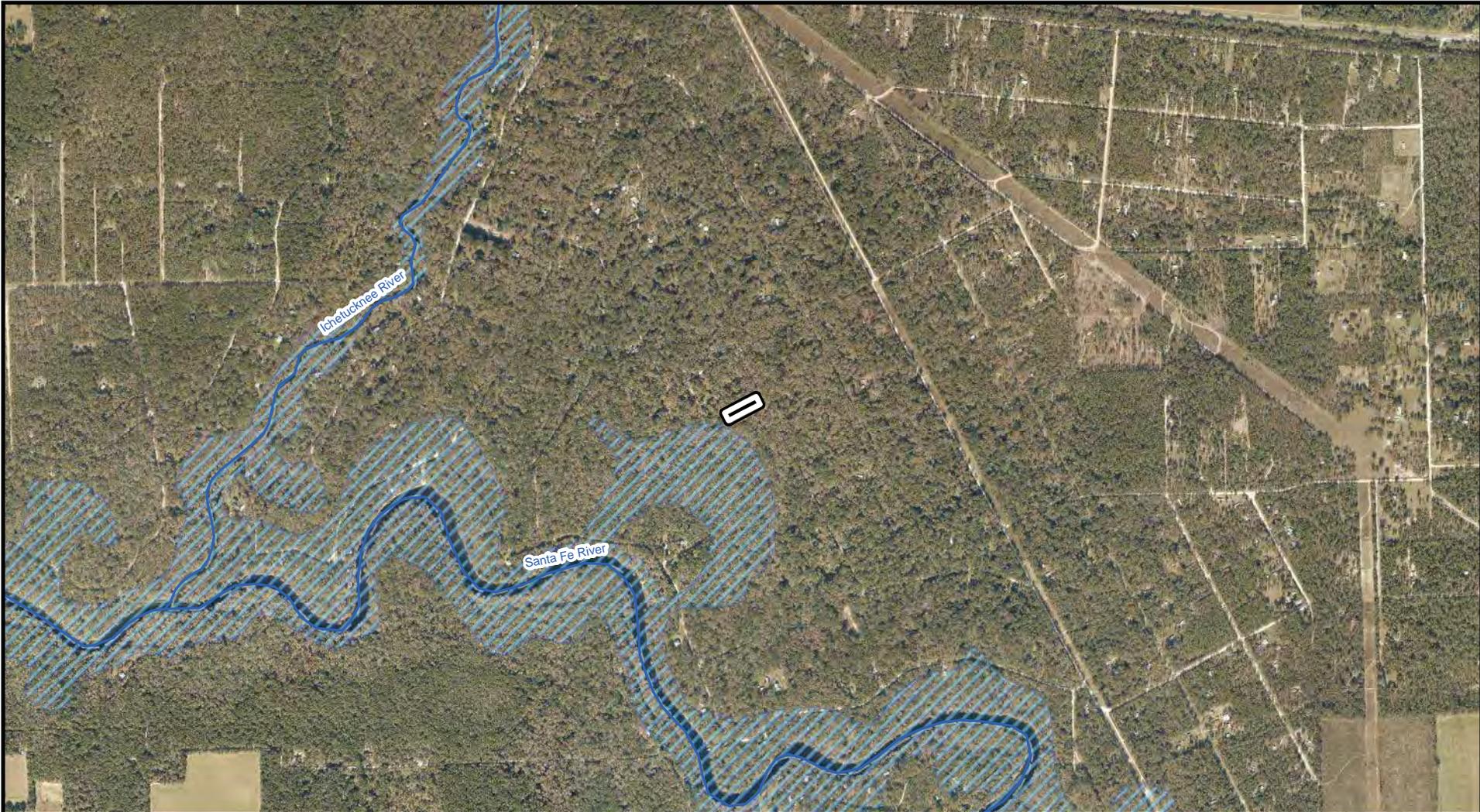
Adjacent Parcels Ranking

-  Primary
-  Secondary

**Three Rivers Estates
± 0.918 Ac
Columbia County**

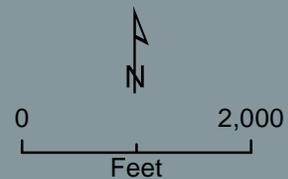


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-  Property Boundary
-  Surface Waters (Riverine)
- SRWMD Major Rivers**
-  Priority 1
-  Priority 2
-  Other

Three Rivers Estates Property Offer Surface Water Protection

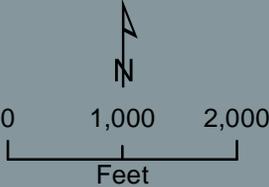


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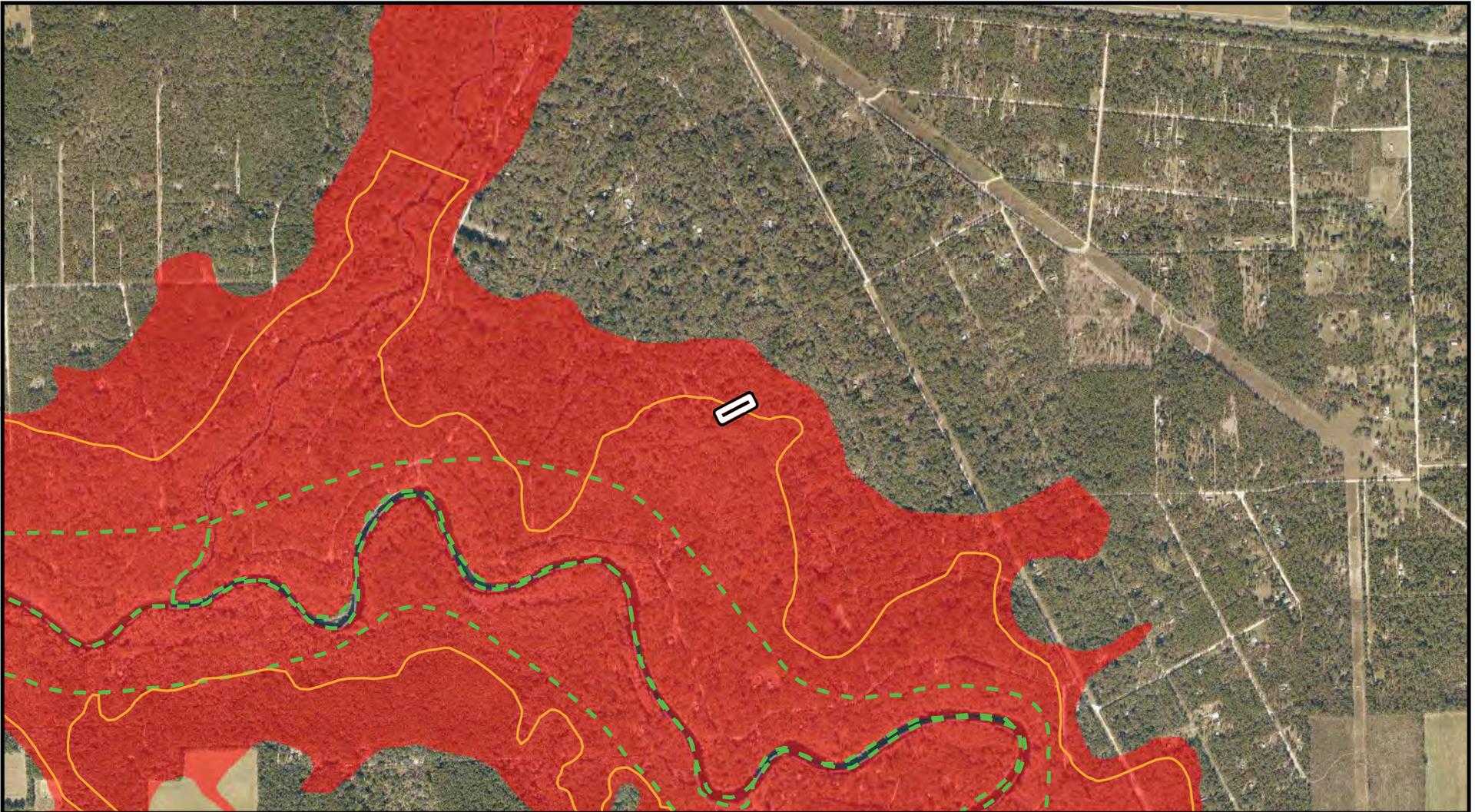


**Three Rivers Estates
Property Offer
Springs Protection**

-  Property Boundary
-  Springs Protection

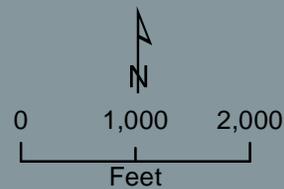


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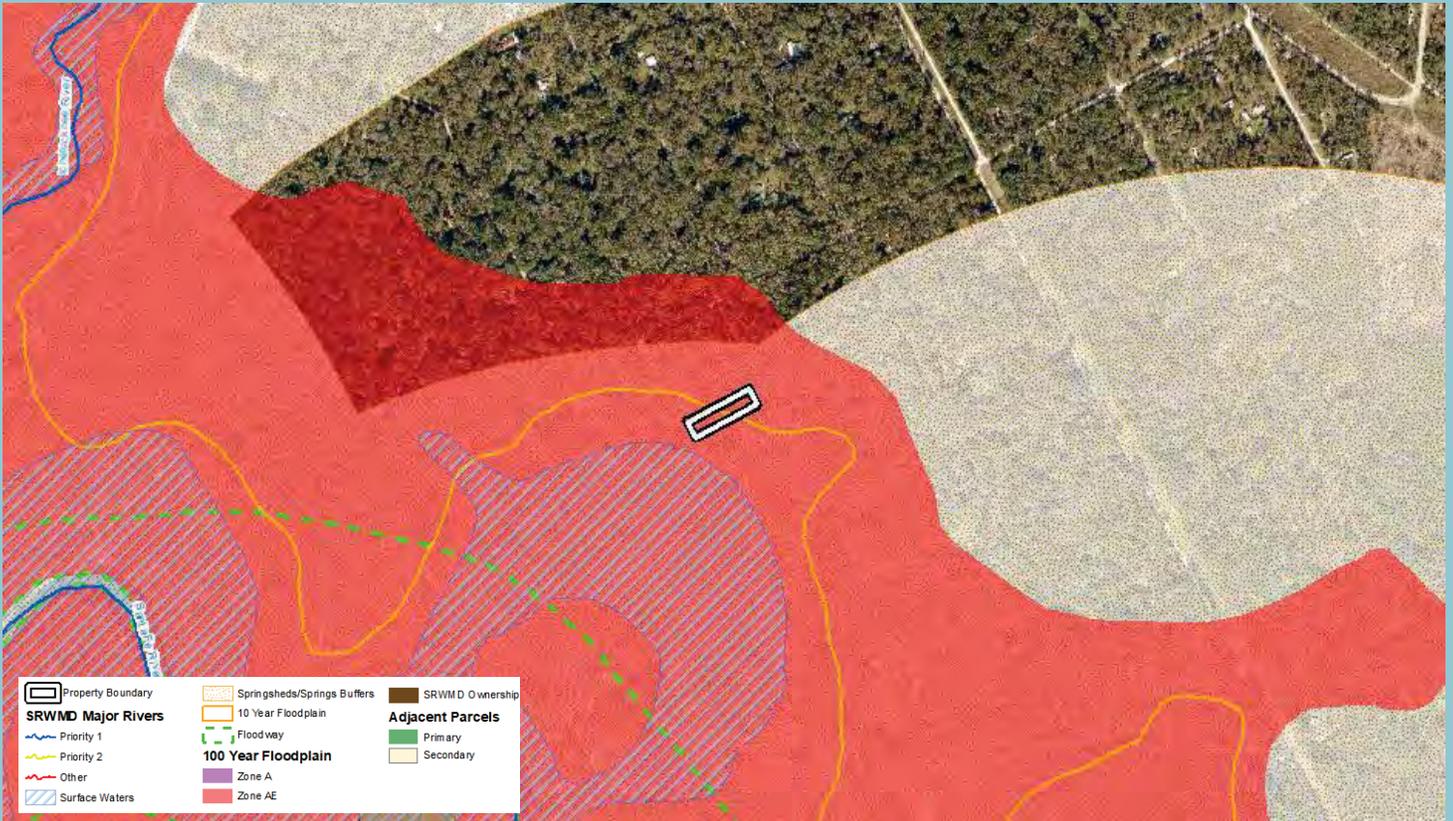
-  Property Boundary
-  10 Year Floodplain
-  Floodway
- 100 Year Floodplain**
-  Zone A
-  Zone AE

Three Rivers Estates Property Offer Floodplain Protection



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Suwannee River Water Management District Triage Analysis Results



Property Name: Three Rivers Estates

Date: 06/20/19

Acreage: 0.918 ac

County: Columbia

Transaction Type: Surplus

Surface Water Protection-

Major River? (N)

Riverine Surface Waters? (N)

Springs Protection -

Within Springshed or springs buffers?
(Y) [Springs Buffer]

Adjacency

(N) [priority]

Flood Protection-

Floodway? (N)

10 Year Floodplain? (Y) [± 0.5 ac]

100 Year Floodplain? (Y) [0.918 ac]

Miscellaneous:

PFA? (N)

WRCA? (Y) [Eastern]

BMAP? (Y) [Santa Fe]

