

## LANDS COMMITTEE MEETING AGENDA

### OPEN TO THE PUBLIC

Thursday, December 12, 2019  
9:00 a.m.

District Headquarters  
Live Oak, Florida

1. Call to Order / Committee Roll Call
2. Public Comment  
General Discussion / Updates
3. 2020 Florida Forever Work Plan
4. West Ridge Operation and Maintenance Agreement  
Land Acquisition / Property Offers
5. Alapaha Point (Hickman) - Hamilton County
6. Columbia County Grasslands (ACT) – Columbia County
7. Zow - Santa Fe Springs (ACT) - Columbia County
8. Madison Avenue (2017) LLC.Property Offer - Levy County
9. Log Landing (Martin) Property Offer- Dixie County  
Conservation Easement Modification Requests:  
None  
Surplus Lands
10. Ft. White Wellfield Surplus – 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: Katelyn Potter, Chief, Office of Communication and Organizational Development  
DATE: November 18, 2019  
RE: Acceptance of the 2020 Florida Forever Work Plan Update

RECOMMENDATION

**Staff requests the Lands Committee recommend to the Governing Board to accept the 2020 Florida Forever Work Plan Update.**

BACKGROUND

An annual update of the Florida Forever Work Plan is required by section 373.199(7), Florida Statutes (F.S.). The Florida Forever Act provides funding for land acquisition projects and water resource development and restoration projects. The 2020 Florida Forever Work Plan Update presents projects the District has identified as eligible for funding under the Florida Forever Act, section 259.105, F.S. The update also reports on District land acquisition and management programs and activities.

Florida statute requires the plan be accepted and approved by the Governing Board via public hearing each year.

The Florida Forever Work Plan Update is included in the District's Consolidated Annual Report due March 1, for submission to the Governor, the President of the Senate, the Speaker of the House of Representatives and the Department of Environmental Protection, as required by section 373.036(7), F.S.

The plan is available on the District website at [www.mysuwanneeriver.com/about](http://www.mysuwanneeriver.com/about).

KCP/rl



# 2020 Florida Forever Work Plan

Suwannee River Water Management District

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# ADA Statement

Americans with Disabilities Act: The District does not discriminate upon the basis of any individual's disability status. This nondiscrimination policy involves every aspect of the District's functions including one's access to, participation, employment, or treatment in its programs or activities. Anyone requiring reasonable accommodation as provided for in the Americans with Disabilities Act should contact the District at 386.362.1001 or 800.226.1066 (Florida only). The District's fax number is 386.362.1056.

# Introduction

The Suwannee River Water Management District (District) is required by section 373.199(7), Florida Statutes (F.S.), to annually update the Florida Forever Work Plan. This annual update is presented as a separate chapter in the Consolidated Annual Report pursuant to Section 373.036(7), F.S.

The Florida Forever Act provides funding for land acquisition projects and water resource development and restoration projects. Florida Forever funding must be used to achieve the following goals, as set out in Section 259.105, F.S.:

- Enhance the coordination and completion of land acquisition projects.
- Increase the protection of Florida’s biodiversity at the species, natural community, and landscape levels.
- Protect, restore, and maintain the quality and natural functions of land, water, and wetland systems of the state.
- Ensure that sufficient quantities of water are available to meet the current and future needs of natural systems and the citizens of the state.
- Increase natural resource-based public recreational and educational opportunities.
- Preserve significant archaeological or historic sites.
- Increase the amount of forestland available for sustainable management of natural resources.
- Increase the amount of open space available in urban areas.

The Florida Forever Work Plan annual update presents projects the District has identified as eligible for funding under the Florida Forever Act and reports on District land acquisition and management activities.



**Table 1. Actual Florida Forever Expenditures**

Fiscal Year	Fee Acquisition Expenditures	Fee Acres Acquired	Conservation Easement Expenditures	Conservation Easement Acres	Water Resource Development	Restoration
2000-2001	-	-	-	-	-	-
2001-2002	\$4,117,869	30,477	\$5,643,127	12,960	-	-
2002-2003	\$1,158,661	564	\$3,382,632	5,026	-	-
2003-2004	\$3,565,225	1,761	\$1,517,048	2,023	-	-
2004-2005	\$3,792,645	2,661	-	-	-	-
2005-2006	\$648,440	123	-	-	-	-
2006-2007	\$13,082,288	4246	-	-	-	-
2007-2008	\$4,041,930	493	\$6,379,514	3,294	-	\$210,510
2008-2009	\$10,965,200	2,171	-	-	-	-
2009-2010	\$494,000	84	\$1,789,725	786	\$23,500	\$309,080
2010-2011	\$5,426,437	1,201	\$1,557,593	682	\$400,000	-
2011-2012	-	-	\$250,710	167	-	-
2012-2013	-	-	-	-	\$20,825	-
2013-2014	-	-	-	-	-	-
2014-2015	\$628,145	85	\$707,850 <sup>2</sup>	35	\$97,918	-
2015-2016	\$7,160	-	-	-	\$26,398	-
2016-2017	\$20,073					
2017-2018	\$1,760,918	329	\$8,045	199		
2018-2019	\$12,828	5.41	\$1,795			
<b>Total</b>	<b>\$49,721,819</b>	<b>44,200</b>	<b>\$21,238,039</b>	<b>25,172</b>	<b>\$568,641</b>	<b>\$519,590</b>

<sup>1</sup> Includes pre-acquisition costs

<sup>2</sup> Includes land exchanges

**Table 2. Projected Florida Forever Expenditures**

	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024
Conservation Land Acquisition	\$40,397	-	-	-	-
Water Resource Development and Restoration Projects	-	-	-	-	-
<b>Total Projected</b>	-	-	-	-	-

## Water Resource Development

The District is responsible for managing water resources to ensure there is an adequate supply to satisfy all existing and projected reasonable and beneficial uses while sustaining water resources and protecting natural systems. Potential water resource development projects eligible for Florida Forever funding are detailed below. As the District continues to work with its various partners to further develop these projects, the District will look to leverage multiple funding sources including Florida Forever funding.

### Upper Suwannee River Basin Water Storage and Aquifer Recharge Projects

#### *Columbia and Hamilton Counties*

These projects propose the identification of areas within the Upper Suwannee River Basin where surface water storage and aquifer recharge can be implemented to attenuate flooding, maintain baseflows in surface streams, and restore the Floridan aquifer system. In some areas, it may be feasible to use surface water as an alternative water supply to reduce reliance on groundwater. The District is looking for suitable public and private lands to site water storage and recharge wells within these counties. The project cost is being determined.

#### **Upper Suwannee River Regional Aquifer Recharge**

This project is currently being implemented. It includes the installation of at least four recharge wells in the Upper Suwannee River basin in locations where wetlands were historically ditched and drained into the river. This project intends to capture water during high flow conditions that occur after large rainfall events. The estimated capital cost is \$2,500,000.

#### **Hamilton County Aquifer Recharge**

Evaluate and enhance the quantity and quality of aquifer recharge in Hamilton County. This project includes the replacement of two, 12-inch drainage wells to provide aquifer recharge and flood protection in the Alapaha Basin. The wells would allow up to 2 million gallons per day (MGD) of natural aquifer recharge to the upper Floridan aquifer (UFA) and the potential for increased recharge contribution in the form of alternative water supplies from the City of Jasper and

surrounding communities. Positive flows into the wells will provide a benefit to springs along the Upper Suwannee River. The project cost and benefits have not been determined.

#### *Suwannee County*

### **Pilgrim's Pride Wastewater Reuse Feasibility Assessment**

This project is located in eastern Suwannee County and is to investigate, and potentially implement, the reuse of the wastewater stream from the Pilgrim's Pride poultry processing facility along U.S. Highway 90 near Falmouth Spring. Reuse of the wastewater eliminates a permitted discharge into the Suwannee River and provides an alternate source of up to 1.5 MGD of groundwater to a potential user(s) currently using Floridan aquifer water, thereby helping maintain base flows to nearby springs as well as to the Suwannee River. The project is to assess reuse potential within at least a five-mile radius from the facility, and includes local agricultural irrigation, dairy pasture irrigation, and a sawmill as possible end users. The project cost and benefits are being determined.

### **Upper Santa Fe Basin Flood Mitigation and Aquifer Recharge Projects**

#### *Alachua, Bradford, and Union Counties*

These projects propose the identification of areas within the Upper Santa Fe Basin where surface water storage and aquifer recharge can be implemented to attenuate flooding, maintain baseflows in surface streams, and restore the Floridan aquifer system. The District is looking for suitable public and private lands to site water storage and recharge wells.

### **West Ridge Water Resource Development Area**

#### *Bradford County*

The West Ridge Water Resource Development Area project includes nearly 667 acres of District-owned land adjacent to the Florida National Guard's (Guard) Camp Blanding. The purchase was funded by a grant from the Guard through the Department of Defense (DOD) as part of a program designed to secure buffers around military installations. This project provides an opportunity for natural resource enhancement and restoration (particularly wetlands), flood protection, potential aquifer recharge to the UFA, and to augment flows to the Upper Santa Fe River. The project cost and benefits have not been determined.

### **Double Run Creek Water Resource Development Area**

#### *Bradford County*

The Double Run Creek Water Resource Development Area project is in eastern Bradford County and includes 1,910 acres of District-owned land adjacent to the Guard's Camp Blanding. The purchase was funded by a grant from the Guard through the DOD as part of a program designed to secure buffers around military installations. This project presents an opportunity for flood protection,

natural resource enhancement and restoration (particularly wetlands), potential aquifer recharge to the UFA, and to augment flows to the Upper Santa Fe River.

### **Inter-District Water Resource Development Project**

#### *Bradford County*

This Inter-District Water Resource Development Project is in southeastern Bradford County and will utilize lands adjacent to the Guard's Camp Blanding. This project presents an excellent opportunity for natural resource enhancement and restoration (particularly wetlands), aquifer recharge to the UFA, and to augment flows to the upper Santa Fe River. Aquifer recharge associated with this project will have regional cross-boundary benefits for stressed water resources in both the District and St. Johns River Water Management District (SJRWMD) due to its proximity to the Keystone Heights potentiometric high, which is a regional recharge area for the UFA.

### **Inter-District Water Resource Development Project**

#### *Alachua County*

This Inter-District Water Resource Development Project is located in central Alachua County and will target flood storage and aquifer recharge potential in the Prairie Creek and Paynes Prairie sub basins. This project presents an excellent opportunity for aquifer recharge to the UFA in a critical area providing groundwater flow to Santa Fe River Springs and thereby augment flows to the Lower Santa Fe River. Aquifer recharge associated with this project will have regional cross-boundary benefits for stressed water resources in both the District and SJRWMD due to its relative potentiometric high and large recharge feature in the Prairie. The project is in the initial phases of feasibility and is dependent upon a significant degree of interagency cooperation. The project cost is being determined.

### **Brooks Sink Phase 2**

#### *Bradford County*

Brooks Sink, located in Bradford County, is known as one of the largest cover collapse sink holes in Florida and directly connects to the UFA. In the 1970s, previous landowners excavated a series of ditches to drain the wetlands and divert the natural flow of water away from Brooks Sink. In 2015, the District, partnering with Rayonier Operating Company, LLC, completed the first phase of the Brooks Sink Project, which involved installing a flashboard riser in the main ditch to divert the water back to the sinkhole. The first phase has resulted in 190 million gallons, or 0.2 MGD, of recharge from March 1, 2015 through October 31, 2017. Phase 2 proposes the acquisition of an additional 1,020 acres, for a total project area of 2,020 acres, on which flows would be redirected to the natural sink for additional recharge. Phase 2 is in the conceptual design phase and the project cost is being determined. Estimated additional recharge benefits of 0.2 MGD are anticipated. The project cost has not been determined.

## Lake Sampson Drainage Wells

### *Bradford County*

This project proposes to replace abandoned drainage wells to provide aquifer recharge and flood protection in the Lake Sampson Basin. Flow into the well(s) will be monitored with telemetry using a flume and water level instrumentation. Volumes will be reported in million gallons per day and per year. Positive flows into the well will provide a benefit to springs in the Lower Santa Fe River Water Use Caution Area as well as to related Minimum Flows and Minimum Water Levels (MFLs) set for the river which are currently in recovery. Recharge benefits are estimated up to 2 MGD. The District is actively seeking additional funding sources for this project. The project cost is estimated to be \$1,200,000.

## Outstanding Springs and Priority Focus Area Projects

### Sustainable Suwannee – Forestry Cost-Share Pilot Project

This cost-share project that would benefit springs by encouraging land uses such as silviculture that use less water and reduce potential nutrient inputs into surface or groundwaters. Three Outstanding Florida Springs - Ichetucknee, Madison Blue, and Troy Springs, Primary or Priority Focus Areas (PFAs) of their respective springsheds will be addressed for potential opportunities. Approximately 3,000 acres may be enrolled.

## Dispersed Water Storage Initiative

Several decades ago, industrial land owners excavated ditches to drain land for commercial purposes, including pine tree production. This draining had detrimental impacts to the environment including:

Increased risk of downstream flooding due to an increase in peak stormwater discharge; loss of natural wetland systems and reduced aquifer discharge due to lowering the water table and shortening the wetland hydro-period; and adverse impacts to the fishery resources due to an increase in freshwater discharge to estuaries.

This project will enhance water resources and restore natural systems by dispersing water over wetland areas. To expand this concept, the District plans to partner with private land owners to gain additional water resource benefits. The District will establish project budgets as individual projects are identified and developed.

## Drainage Well Replacement/Rehabilitation and Enhancement of Natural Recharge Features

The District's karst landscape is characterized by frequent interaction between groundwater and surface water through sinkholes and other natural recharge features that promote rapid recharge to the Floridan aquifer. In the past, municipalities used these phenomena to their advantage by

accelerating rainfall drainage and reducing flooding impacts using drainage wells. Over time most of the wells have fallen into disrepair or have been plugged entirely. Drainage well replacement and rehabilitation projects would accelerate aquifer recharge and provide increased flood protection, while incorporating modern flow conveyances to provide a greater level of control and water quality improvements compared to past designs. The District has identified existing and/or abandoned drainage wells within the Northern Highland geographic region for replacement/rehabilitation. In addition, the District will identify natural recharge features that may provide recharge projects on an opportunistic basis.

## Engineering for Regional Water Resource Development

Preliminary engineering feasibility and scope-identification analyses are typically required to leverage regional water resource development projects to derive enhanced benefits related to water supply or water quality improvement goals. Within the District, the vast majority of municipalities, counties, and partners are economically distressed and are not fiscally able to implement this type of effort. This project would serve to identify and define ‘shovel-ready’ projects that can be initiated upon securing of other funding avenues.

### Alternative Water Supply Projects

Develop and implement alternative water supplies throughout the Suwannee River Basin to offset groundwater demands and enhance water supply.

### Aquifer Recharge Projects

Develop and implement aquifer recharge projects throughout the Suwannee River Basin to offset groundwater demands and enhance water supply.

## Restoration Projects

The District, together with state and local partners, has devoted significant funding to projects that focus on restoring water quality and quantity to protect natural systems, especially springs, rivers, and wetlands. Descriptions of water resource restoration projects identified as eligible for Florida Forever funding are provided below. The District continues to work with its state and local partners to identify additional project needs. As projects are developed, the District will look to leverage various funding sources including Florida Forever.

### Hydrologic Restoration

#### *San Pedro Bay, Mallory Swamp, and Waccasassa Flats*

The District contains extensive ‘pocosin swamps’ that were historically ditched and drained to reduce groundwater saturation of the pocosin soils to allow more intensive plantings of pine species. The largest of these swamps are known as San Pedro Bay in Madison, Taylor, and Lafayette counties, Mallory Swamp in Lafayette and Dixie counties, and the Waccasassa Flats in

central Gilchrist County. While successful in increasing plantation densities, derivative impacts included declines in the UFA underlying the swamps, periodic drying of sand-bottom lakes at the perimeter of the swamps and increased suspended solids in the canals and riverine systems leading to the Gulf of Mexico.

In 2001, the District purchased nearly 30,000 acres of the interior of Mallory Swamp and began initial restoration efforts with assistance from the U.S. Department of Agriculture, Natural Resources Conservation Service. Restoration activities included the installation of culverts and flashboard risers to restore natural drainage patterns and increase the ability of the property to store water, thereby rehydrating wetlands and inducing aquifer recharge. However, because the District-owned property did not include the perimeter ditching to the east and extensive drainage features to the south and west of the swamp, overall benefits are less than what is potentially feasible. To date, no such restoration activities have occurred in San Pedro Bay or the Waccasassa Flats.

The goal of future projects in these critical areas is to restore natural hydrology and thereby improve wetland conditions and enhance aquifer recharge at the swamp perimeters to aid in perimeter lake level recovery, as well as, to provide increased springflows to major river systems. These hydrologic restoration projects will also reduce the discharge of suspended solids through the extensive remaining canal networks to natural receiving water bodies and eventually the Gulf of Mexico.

Hydrologic restoration projects in these areas can be accomplished through the acquisition of large conservation easements within the swamp boundaries and along man-made drainage features to permit construction of and perpetual maintenance access for control structures (culverts, ditch blocks, controlled gates), recharge wells and related conveyances, and other restoration activities. These projects are still in the conceptual design phase, however based on similar efforts, restoration costs per acre are estimated at \$1,000, including a conservation easement estimated value of \$500 per acre. An estimated minimum practicable project size would be 4,000 acres, with a consequent planning estimate cost of \$4 million. Total acreage within the three swamps is more than 600,000 acres.

Initial phases of each of these projects can be facilitated by GIS gathering efforts related to identifying and locating man-made drainage features (i.e. canals and ditches) to help target restoration opportunities.

## **Middle Suwannee River and Springs Restoration Project: Phase II**

### *Lafayette County*

The proposed Phase II of the Middle Suwannee River and Springs Restoration and Aquifer Recharge Project is a private-public partnership between a timber company and the District. The Phase II property is adjacent to Mallory Swamp and adjacent to the existing boundary of the Middle Suwannee Project. The Phase II property is in excess of 6,000 acres, and the District is investigating conservation easement acquisition opportunities to optimize the water resources development potential of the Middle Suwannee Project. Phase II will rehydrate natural systems

along and adjacent to the southeastern margin of Mallory Swamp; thereby increasing available surface water for wetland hydration and groundwater recharge, which will enhance springs restoration. The District's approach includes re-establishment of natural drainage patterns by modifying and constructing hydraulic structures (such as culverts and flashboard risers) adjacent to Mallory Swamp, and using natural recharge features and potentially one or more aquifer recharge wells at strategic locations. Phase II is in the initial stages of investigation with potential benefits being determined. The project cost is being determined.

## **Spring Water Quality and Quantity Restoration**

### *District-wide*

Since 2012, the District has allocated significant funding for projects generating water quantity and quality improvements, with a large focus on springs protection and restoration activities. These projects increased springflow, improve erosion and sediment control, reduce nutrient (Total Nitrogen, Total Phosphorous, Suspended Solids) loading, improved recreational opportunities, support economic growth and development within our communities, and provide natural systems restoration and protection. Projects focused on springs restoration may include: construction of stormwater management systems, parking lot paving, bank repair and stabilization, sediment and debris removal from spring boils/pool/run, construction of distinct access entrance points to protect bank (i.e. steps, ramp, diving platform, canoe launch, etc.), invasive vegetation removal, and/or native aquatic plant installation. These types of springs restoration projects cost approximately \$100,000 – \$300,000 depending on scope.

## **Wastewater Septic to Sewer Upgrades**

### *District-wide*

Efforts to reduce wastewater pollution may include the elimination of small wastewater package plants and septic tanks that have low levels of treatment and redirect the wastewater to larger regional plants with higher treatment levels. Eliminating septic tanks and package plants can be accomplished by installing service connections to existing sanitary sewer collection systems which directly connect to regional wastewater treatment plants (WWTP). Costs vary greatly depending on the existence of a collection system and the capacity of the WWTP. If the plant can handle the additional wastewater and the collection system is close by, the scope simply involves pumping out the wastewater, crushing the septic tank, and adding a sanitary sewer service connection line. If grinder pumps are needed project costs will increase. The District will continue to work with local partners to develop wastewater infrastructure upgrades and septic to sewer conversion projects. Additionally, the District is working with SJRWMD and the University of Florida Institute for Food and Agricultural Sciences (UF/IFAS) to evaluate the effectiveness of enhances to septic systems at an UF/IFAS facility. Project costs will be determined as individual projects are identified.

## Stormwater Treatment

### *District-wide*

Agricultural and urban runoff has been identified as significant sources of nutrient, bacterial, and potential toxic contaminant pollution. The goal of stormwater treatment projects is to collect and treat stormwater runoff before it's discharged to surface waters and groundwater. This can be accomplished through the use of hydrodynamic separators or screening devices as a pretreatment method and then using best management practices such as retention and detention systems to filter and/or dilute storm waters. Benefits include preventing trash, debris, suspended solids, oils, and other pollutants from entering surface waters and groundwater, reducing flow rates to match predevelopment rates, reducing erosion, reducing nutrient loading, and maximizing storage capacity and property usage. Stormwater treatment projects vary depending on type of treatment and if land is needed, however, these project costs average approximately \$50,000 per acre of impervious area for treatment.

# Land Acquisition and Land Management

Land acquisition and management activities protect water resources and the overall ecological health of communities within the District. The Save Our Rivers, Preservation 2000, federal, District and Florida Forever programs have preserved over 287,938 acres to protect the region's river systems and groundwater resources. The following table summarizes fee and less than fee acres owned by the District as of December 2019.

**Table 3. Protected Lands by River Basins**

Basin	Fee Acres	Less Than Fee Acres	Potential Acquisition Project Acres*
Alapaha	2,922	1,542	2,941
Aucilla/Wacissa	15,706	12,031	4,544
Coastal River/Econfina/Steinhatchee	48,377	52,645	4,321
Santa Fe/Ichetucknee	15,564	8,632	37,268
Suwannee	65,917	28,649	28,727
Waccasassa	5,327	24,214	5,840
Withlacoochee	6,394	18	6,261
<b>Total</b>	<b>160,207</b>	<b>127,731</b>	<b>89,902</b>

\*Acreage change from prior workplan is a result of the District's water resource development initiatives and proposed property offers

## Land Acquisition Planning

The District's land acquisition efforts focus on areas for springs protection and to support potential water resource development projects. Water resource development project areas are basically located in two broad zones:

- Areas of high recharge adjacent to the Cody Escarpment: These areas provide the highest potential for identifying and/or locating natural recharge features in the vicinity of possible upgradient recharge water sources, with the intent of minimizing eventual water resource development project transmission and treatment costs.
- Areas of potentiometric high groundwater: These areas constitute the greatest relative benefit with respect to the duration of time that recharged or otherwise retained waters remain in the UFA, as well as maximizing groundwater gradients in District springheds.

The land acquisition program is strictly voluntary – all land acquisition projects are negotiated with willing sellers within the constraints of appraised market value. Lands offered for sale are evaluated by District staff and contractors, who then make recommendations to the Governing Board Lands Committee for review and approval to send the proposed acquisition to the full Governing Board for consideration. The following objectives guide the District's evaluation of potential acquisition areas:

- Preserving floodplain to maintain storage capacity, attenuate floodwaters, and mitigate flood risk;
- Protecting groundwater quality by maintaining low intensity land uses;
- Preserving natural buffers along water bodies where adjacent uses have a high potential to degrade surface water quality;
- Preserving and protecting springs and surrounding areas to protect and improve surface and groundwater; and
- Increasing recharge to the UFA via water resource development projects restoring natural hydrology in headwater swamps and increasing water retention for recharge enhancement.

## Approved Land Acquisition Projects

The Governing Board has directed staff to use a watershed approach to conduct detailed assessments of potential acquisitions and water resource development projects within the Aucilla, Coastal Rivers, Lower Suwannee, and Waccasassa River basins. This approval allows staff to take advantage of unanticipated opportunities and leverage District resources on potential projects with RESTORE funds and other funding sources. The Governing Board also approved District staff to work with local partners to identify potential acquisition and water resource development projects in the Santa Fe and Ichetucknee Basins that benefit the Santa Fe and Ichetucknee Rivers and Associated Springs MFLs and the Santa Fe Basin Management Action Plan (BMAP). If benefits for acquisition are identified, staff will make a recommendation to the Lands Committee for review and approval to forward to the Governing Board.

During fiscal year 2018-2019 (FY 2019), District staff developed a GIS triage program to assist in evaluating potential acquisition and surplus properties. The triage program focuses on springs protection, surface water protection, floodplain protection and adjacency to District-owned land.

Also, the District has executed an agreement with the North Florida Land Trust to perform specific conservation land acquisition services on behalf of the District. These acquisition services will only be performed upon District staff receiving the appropriate approvals by the Governing Board Lands Committee and Governing Board. This agreement will enable the District to reduce costs while leveraging services to forage conservation acquisition partnerships.

During Fiscal Year FY 2019, the Governing Board approved the Jean T. Drufner land acquisition project for detailed assessment. This approved project and projects from 2018 that are still in progress are summarized in the table below. The District will consider the use of alternative acquisition techniques as a cost-effective means of protection, including exchanges, donations, and less than fee purchases.

**Table 4. Acquisition Projects Approved for Detailed Assessment**

Seller	Project	Acres	County
Jean T. Drufner	Withlacoochee Hills	10	Hamilton
Tim Walker	Tim Walker Conservation Easement	90	Lafayette
Michael and Freda Shaw	Shaw Conservation Easement	1,099	Lafayette
U.S. Forest Service	Sandlin Bay Exchange	2,023	Columbia

The following table summarizes the District’s land acquisition activity during FY 2019.

**Table 5. Acquisitions Completed in FY 2019**

Seller	Acres	County	Date	Transaction	Funding Source
Citizen’s Bank	5.41	Taylor	06.24.19	Fee	Florida Forever
James Moses	10-20	Hamilton Suwannee	10.31.19	Fee/ Conservation Easement	Land Management and Acquisition Fund**

\*\*Exchange of 10 acres of fee in Hamilton County for 20 Acres of Fee in Suwannee County with a conservation easement.

## Surplus Lands

The District reviews its land holdings to identify any areas that may not be critical for floodplain management, aquifer recharge, and the protection of surface waters, wetlands, and springs. Such lands are declared surplus and either sold or exchanged on the private market or conveyed to other units of government. The proceeds of any sales and exchanges are dedicated to the acquisition of lands with higher water resource and conservation values. Table 6 lists lands declared no long

needed for conservation and to be surplus during FY 2019.

**Table 6. Surplus Lands Activity FY 2019**

Surplus Parcels	Acres	County	Disposition Date	Transaction	Proceeds
Forest Woodlands	10.56	Gilchrist	TBD	To be offered to adjacent owners	\$0.00
Suwannee Run Shores	1.75	Dixie	TBD	To be offered to adjacent owners	\$0.00
Three Rivers Estates	.918	Columbia	TBD	To be offered to adjacent owners	\$0.00

## Land Management

Land management activities ensure District lands continue to provide important water resource functions needed to maintain natural systems and benefit the public. Annually, the District’s Land Management Review Team performs a review of management objectives and activities conducted on fee-simple title lands held by the District. The results of the review are published in the Land Management Report which provides details and accomplishments on natural community resource projects designed to maintain or improve natural communities, forest resources, rare species, cultural and historical resources, and aesthetic and visual resources. The Land Management Report also addresses social and economic management goals and activities which are key components of the land management program and include public use, communications and fiscal responsibility. During FY 2019, the Land Management Review Team met and exceeded its goals for managing the land according to the plan and purpose for which it was acquired.

The following summarizes significant natural community resource projects during FY 2019. A complete listing of activities and accomplishments can be found in the 2019 Land Management Report available on the District’s website.

### Natural Resource Management

#### *Forest Resources*

- Eleven timber sales total 1,615 acres.
- Two timber sales were final harvests for species conversion in stands with declining health.
- Seven timber sales were pine thinnings for improving forest health and natural community restoration.
- One timber sale was a salvage operation due to a bark beetle infestation.
- One timber sale was a hardwood removal for sandhill natural community restoration.

### *Prescribed Fire*

- Prescribed burning was conducted on approximately 6,300 acres of District lands. This work was done to help meet natural community vegetation restoration/management objectives and to help protect against the damaging effects of wildfire by reducing fuel loads.

### *Mechanical Vegetation Control*

- Approximately 147 acres were roller-chopped, and 2,379 acres were mowed to help facilitate the use of prescribed fire and to help meet natural community restoration/management objectives.
- Approximately 40 miles of ditch edges were mechanically treated on the Steinhatchee Springs tract. This work was done to increase the width of areas along road edges to provide better fire break capabilities; this will facilitate the safe use of prescribed fire and help protect forest resources from the damaging effects of wildfires.
- The District received \$94,719 in grant funds from the Florida Forest Service to pay for 370 acres of woods mowing and roller chopping work on various tracts throughout the District.

### *Chemical Vegetation Control*

- In FY 2019 the District received a \$23,100 grant from the U.S. Fish and Wildlife Service to conduct herbicide work on approximately 207 acres of the Christian and Mattair Springs tracts in Suwannee County. This work will be done to help meet natural community vegetation restoration/management objectives and help facilitate the use of prescribed fire.

### *Invasive Plant Control*

- District staff monitored 41 invasive plant infestations and treated 22 of those infestations with herbicides.
- Contractors treated invasive plant infestations on approximately 10 acres of the Edwards Bottomland area in Bradford County in conjunction with a wetland mitigation project.

### *Rare Species Survey/Monitoring*

- District staff conducted rare species survey work on portions of the Rock Bluff tract in Gilchrist County and the Steinhatchee Springs tract in Lafayette County. This survey work yielded a total of 21 new plant occurrences. These new occurrences included species listed as state endangered, state threatened, or commercially exploited.

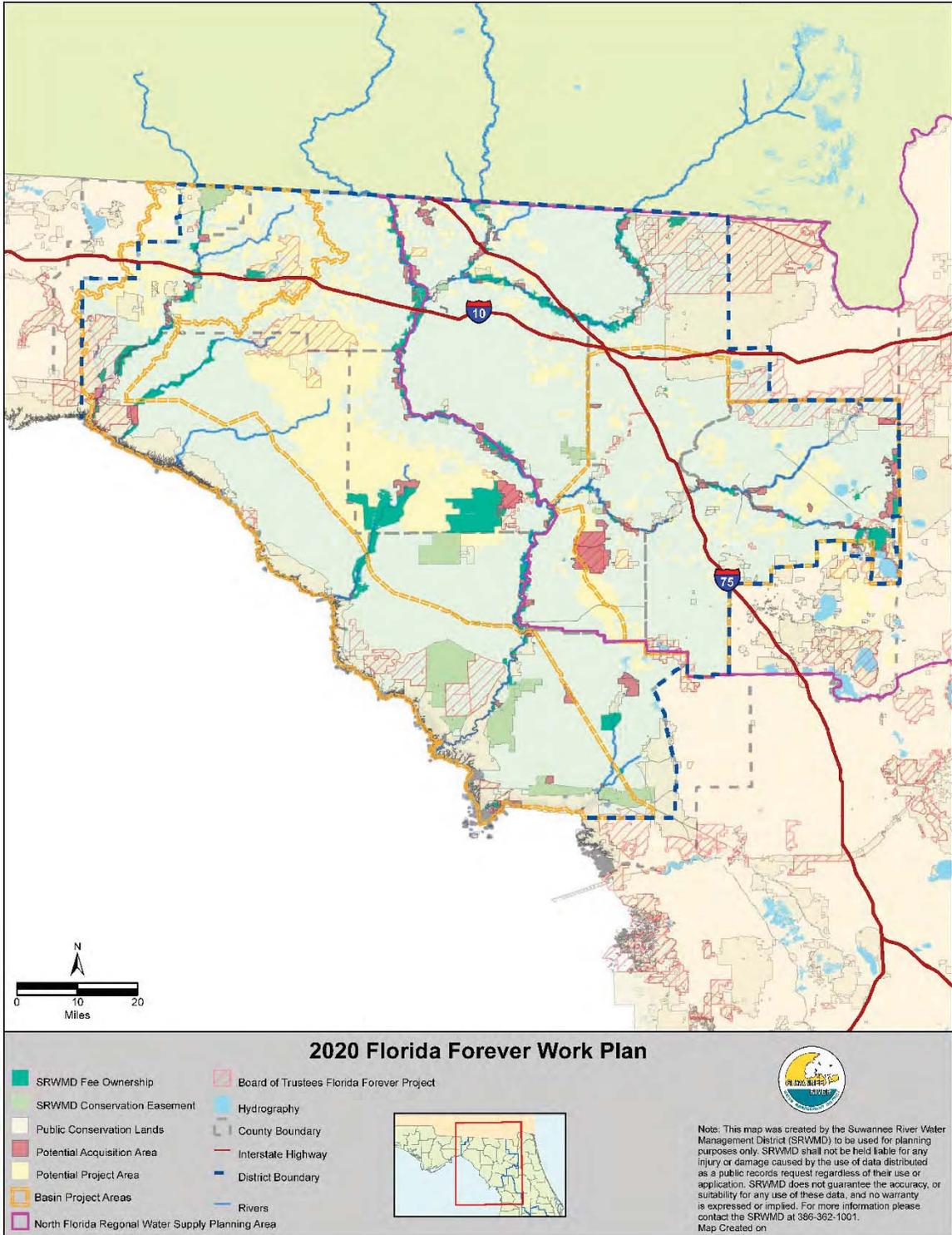
## Public Use

- 94% of fee title lands owned by the District are open to the public for recreation. Lands not open to the public include wellfields, spray fields, and water resource development project sites.
- Land Management staff worked with GIS staff to improve GIS apps to use on tablets and iPads that will enable the staff and contractors to use and collect data. For example, the public use area has an app to collect tract inspection data to identify safety issues and repair work needed on District lands.
- A public access road was open to the Dead River on the Jennings Bluff tract, access steps built to view the Dead River Sink and the canoe launch steps were renovated with concrete steps.
- Public hunting is provided on 106,146 acres (66%) of District-owned lands in cooperation with FWC and USFWS. These agencies manage hunting dates and limits and provide law enforcement at no cost to the District. No fees for hunting are charged by the District.
- District partnered with Lake City Longbeards, Jefferson County King of Springs, and Gator Gobblers Chapters of the Nation Wildlife Turkey Federation to sponsor women in the outdoors and youth special opportunity hunts. The special opportunity hunts allow additional hunting opportunities on 6,169 acres. The 2,030-acre Double Run Creek tract managed by Camp Blanding is leased for hunting. The total District lands hunted is 116,199 acres.
- 379 Special Use Authorizations (SUA) and 15 non-recreation SUAs for a total of 379

## Facilities Maintenance Projects

- Approximately 44 miles of total road maintenance was completed on the following tracts: Mallory Swamp Tract, Scanlon Tract, Roline Tract, Goose Pasture Campground, 47 Bridge Tract, Santa Fe River Ranch Tract, Holton Creek Tract, and Seven Bridges Tract. Of the 44 total miles of roadwork completed, approximately five miles were timber harvest related.

# Florida Forever Plan Map



## MEMORANDUM

TO: Lands Committee

FROM: Kevin Flavin, Project Manager, Office of Agriculture and Environmental Projects

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

DATE: December 10, 2019

RE: Approval of Operation and Maintenance for the Water Resource Management Structures on the West Ridge Camp Blanding Buffer Property

### RECOMMENDATION

**Staff recommends that the Lands Committee recommend to the Governing Board to approve the District's role as operation and maintenance entity for Environmental Resource Permit MMR\_137482-015, subject to authorization by Florida Department of Environmental Protection.**

### BACKGROUND

In 2014, the District purchased 640 +/- acres of land in eastern Bradford County. The purchase was funded by the Florida Army National Guard (FLARNG) to provide buffer for Camp Blanding. The District has an agreement with the FLARNG for them to manage this and other Camp Blanding buffer lands owned by the District. Included in this agreement is the ability of the District to utilize these lands in support of District goals.

The eastern half of the 640 +/- acre parcel includes acreage that was previously mined and subject to reclamation as described in a mining Environmental Resource Permit (ERP) MMR\_137482-015 issued by Florida Department of Environmental Protection (FDEP). Since purchasing the parcel, the District has been working with the mining entity, the Chemours Company, to develop the parcel's potential for future water resource project opportunities. To that extent, Chemours and the District have arrived at a revised reclamation design that includes landforms and structures which manage surface water runoff in a manner that best fits with the parcel's project potential.

In consideration of the future water resource benefits, the Chemours Company is asking the District as property owners to assume operation and maintenance duties for the constructed features on the District's property, in perpetuity as required by the proposed ERP modification with FDEP, per Chapter 62-330.310, Florida Administrative Code.

Attached is the proposed Operation & Maintenance (O&M) plan that will be adopted by FDEP and the District, if approved by the Board. The O&M agreement is consistent with the standard practices employed in stormwater system facilities monitoring and upkeep.

The cost of the proposed land management activities has been estimated by staff at an annual cost of \$50,000 for contractual services for mowing and basic maintenance, plus the cost of staff time for scheduled, and special inspections.

Presently, the FLARNG has agreed that the mowing and general maintenance of the parcel as described in the O&M plan is consistent with the existing land management agreement (15/16-037, see attached) with the District. For the duration of the agreement between the District and the FLARNG, the District would not incur any recurring expense other than staff time for inspections in executing the O&M plan. If a major maintenance issue was to arise, the District would be financially responsible for maintaining the structures and earthwork.

The agreement between the District and the FLARNG is not perpetual and can change at either the District's or the FLARNG's discretion. The District is the only entity that would be bound to the perpetual maintenance of the site.

KF/rl  
Attachments

# **Long Term Operation and Maintenance Recommendations**

**for**

## **Stormwater Management System Structures**

### **Florida Mine – Trail Ridge ERP Permit Modification**

#### **No. MMR\_0137482-015**

Final landforms and water management structures (embankments, conveyance swales, weirs), collectively referred to in this Operation & Maintenance Plan as structures, shall be inspected and documented by the operation and maintenance entity as follows:

- The initial structure inspection shall be completed 1 year after completion of reclamation activities.
- Following the initial inspection, all structures shall be inspected once every 2 years, or after storm events equal to or greater in magnitude than the 25-year, 24-hour storm (approximately 8.5 inches).
- Quarterly inspections shall be completed for the first 2 years along the diversion swale located west of CR-225 or after storm events equal to or greater in magnitude than the 25-year, 24-hour storm (approximately 8.5 inches).

Inspections shall include the following items:

- Inspections should be conducted generally within 24 to 72 hours after a storm.
- Inspect the structures for areas of incised channelized flow, and for areas with erosion and sedimentation accumulation indicating that stabilization of contributing areas is needed or that flow paths are being substantially diverted.
- Inspect structures for deficiencies in structural integrity, degradation of performance due to insufficient maintenance and/or due to improper operation.
- Inspect structures for excessive vegetative growth or presence of debris that would render them inoperable.
- Inspection records shall be maintained (for a period of 5 years) by the operation and maintenance entity and provided for review by the Florida Department of Environmental Protection upon request.

The following maintenance activities should be considered if the inspection indicates that structures do not appear to be functioning in conformance with the design:

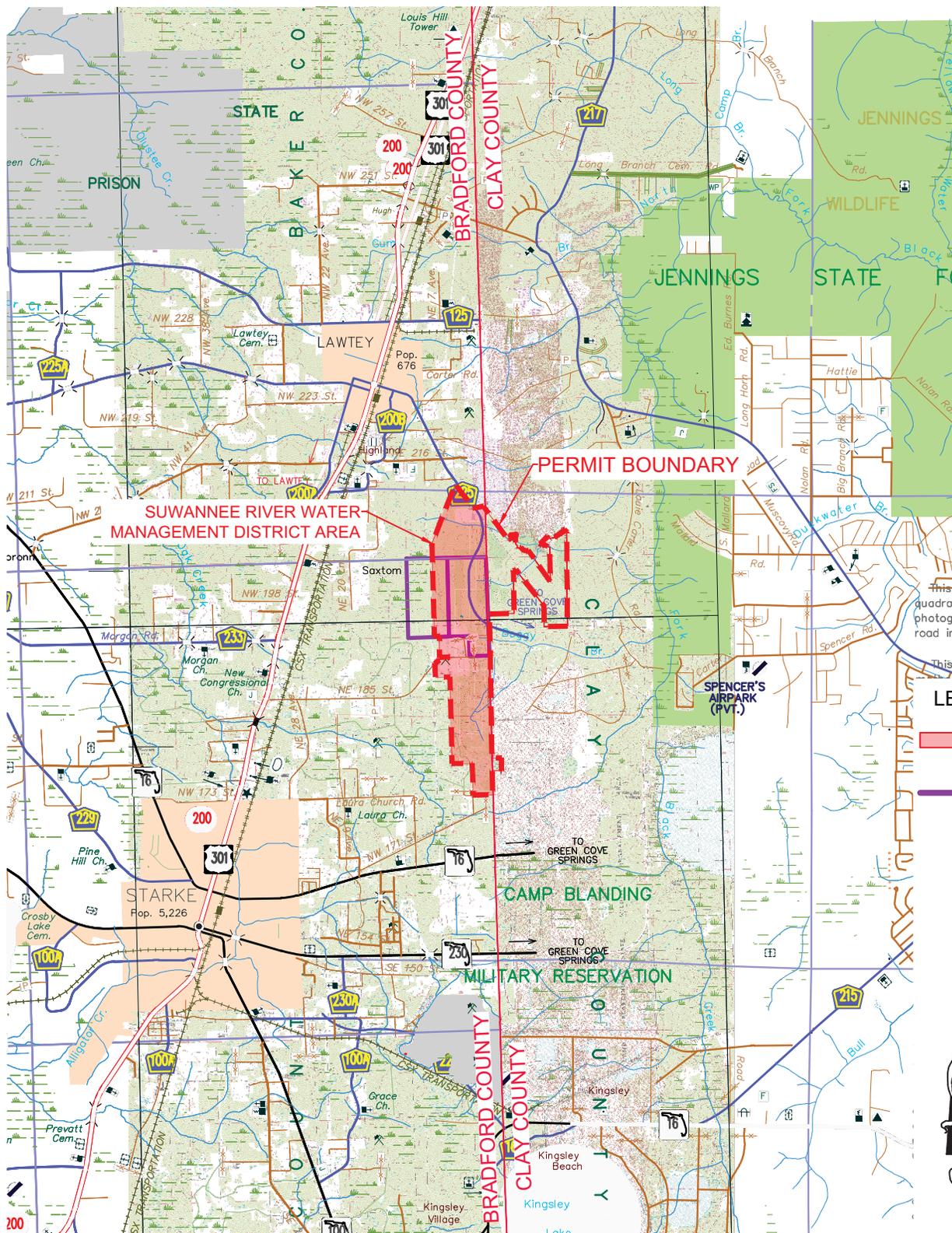
- Repair observed erosion gullies over 2 ft. deep that may form on the top and side slopes of the stormwater structures/features.
- Stabilize contributing areas to structures as needed to prevent erosion and sedimentation.
- Remove accumulated debris and/or excessive vegetation to restore the structure to its design function and routing capacity.
- Perform maintenance mowing on the slopes and top of embankments to prevent the establishment of heavy brush and trees.

- All engineered structures; weirs, conveyance swales and embankments shall be maintained in accordance with NRCS conservation practice standards Code 568 and 578.

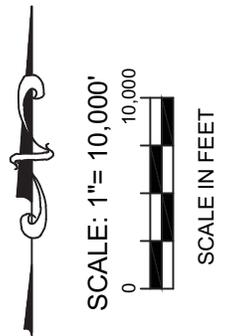
The above maintenance items will be completed:

As needed or within 90-days of inspection / observance for minor repairs. EG) repair of gullies less than 2-ft deep and associated removal and the replacement of displaced sedimentation.

Major repairs will be completed within 30-days of inspection / observance. EG) repair of gullies equal to or greater than 2-ft deep and associated removal and the replacement of displaced sedimentation.



- LEGEND**
- SUWANNEE RIVER WATER MANAGEMENT DISTRICT AREA
  - SRWMD OWNED PARCEL BOUNDARY



SUWANNEE RIVER WATER MANAGEMENT DISTRICT AREA

OPERATION & MAINTENANCE (O&M) PLAN

STORM-WATER MANAGEMENT SYSTEM STRUCTURES

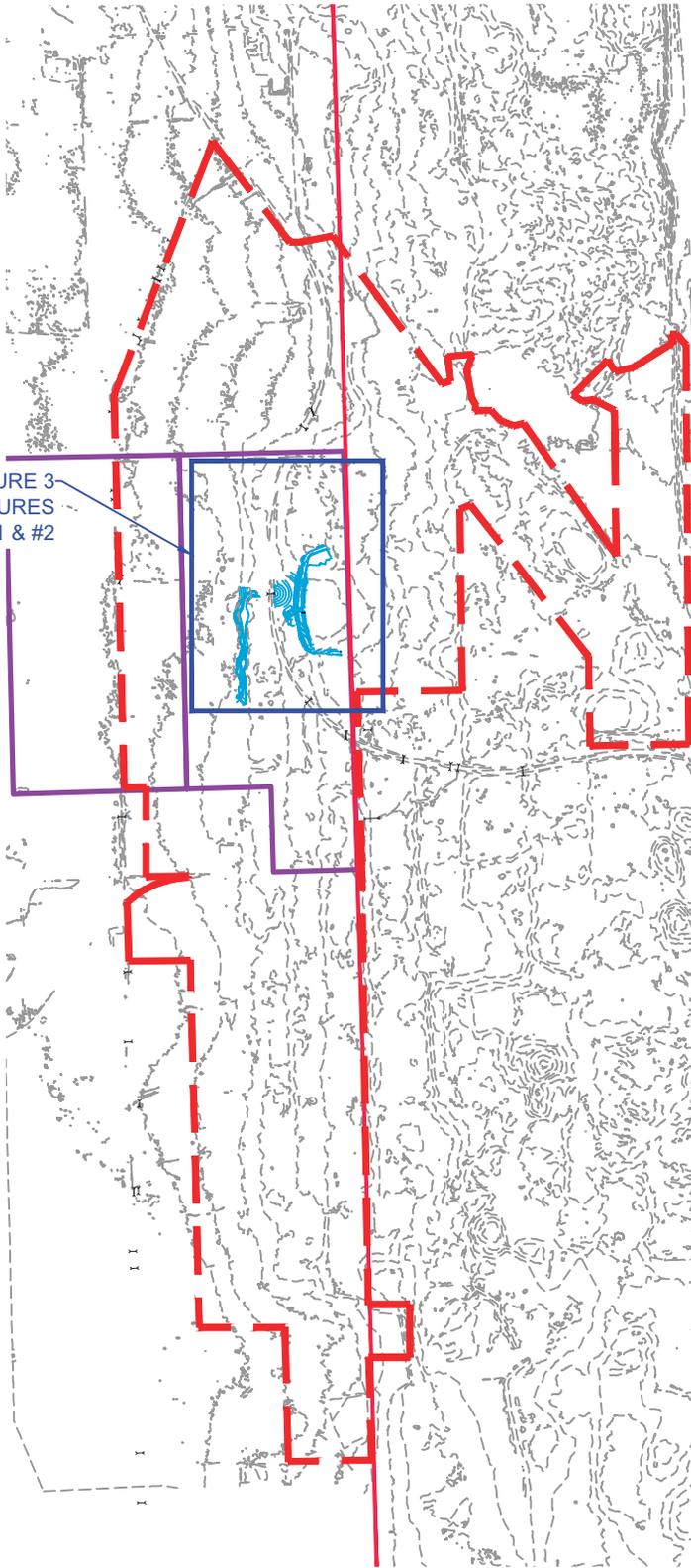
FIGURE 1 - VICINITY MAP

REVISIONS:

**FLORIDA MINE**  
 TRAIL RIDGE ERP "NO. 0137482-015"  
 MODIFICATION  
 BRADFORD AND CLAY COUNTY, FLORIDA

**Civil Engineering Solutions, Inc.**  
 Civil & Environmental Engineering  
322 NORTH ROCKINGHAM AVE.  
 TALLAHASSEE, FL 32310  
 352-742-5011 Fax: 352-742-5044  
 admin@civilengsolutions.com  
 State of Florida Certificate of Authorization #25985



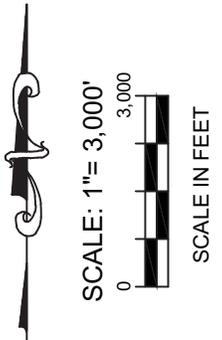


**LEGEND:**

- PERMIT BOUNDARY
- EXISTING CONTOUR
- PROPOSED CONTOUR
- STRUCTURE BOUNDARY

**LEGEND**

- SRWMD OWNED PARCEL BOUNDARY



SUWANNEE RIVER WATER MANAGEMENT DISTRICT AREA

OPERATION & MAINTENANCE (O&M) PLAN	STORM-WATER MANAGEMENT SYSTEM STRUCTURES	FIGURE 2 - KEY MAP
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REVISIONS:

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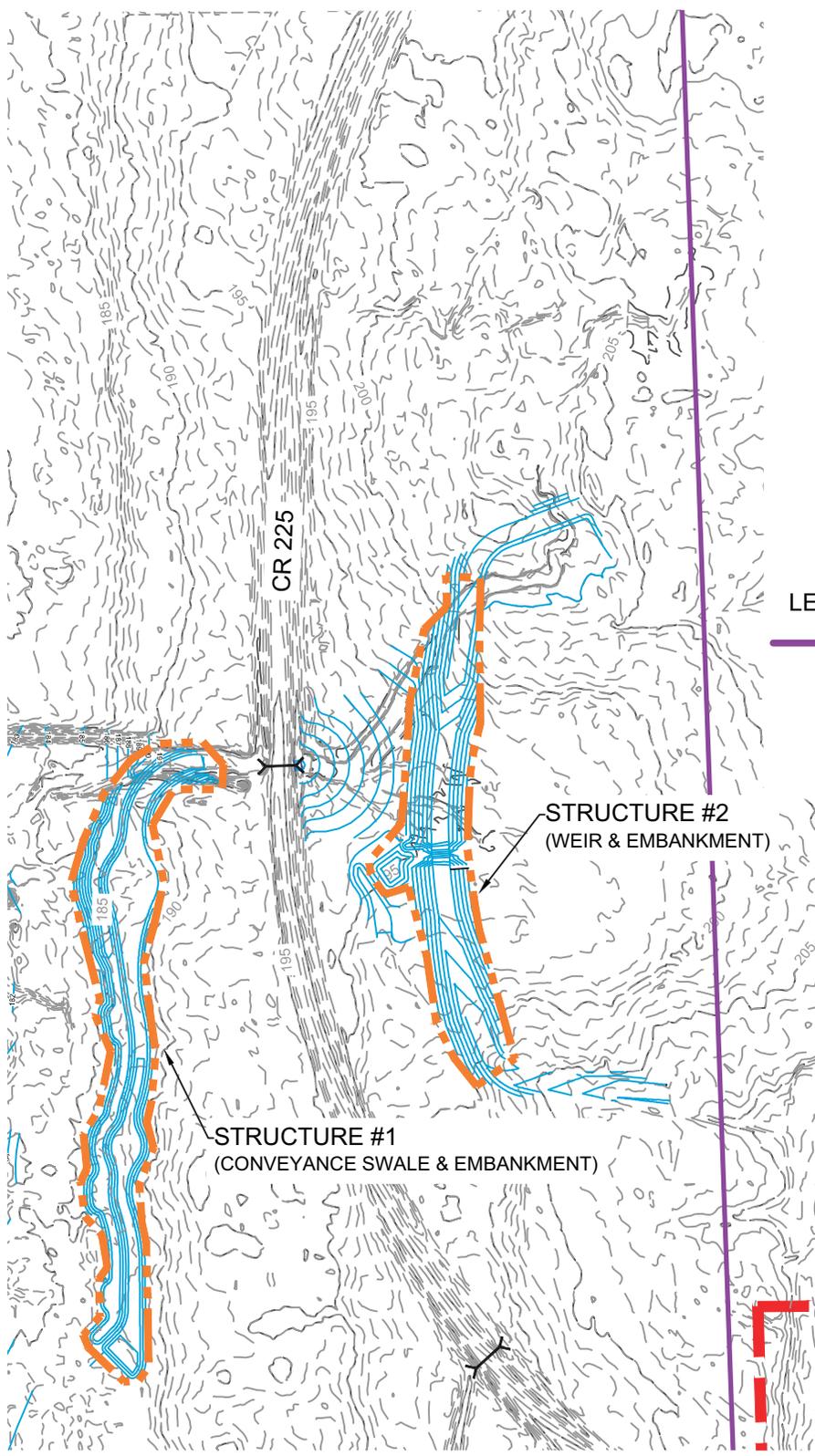
**FLORIDA MINE**  
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**Civil Engineering Solutions, Inc.**  
 Civil & Environmental Engineering

322 NORTH ROCKINGHAM AVE.  
 TALLAHASSEE, FL 32379  
 352-742-5011 Fax: 352-742-5044  
 admin@civilengingsolutions.com  
 State of Florida Certificate of Authorization #25985

David Curtis, P.E. - FL Lic. # 47684  
 Date:

**KLEINFELDER**  
*Bright People. Right Solutions.*

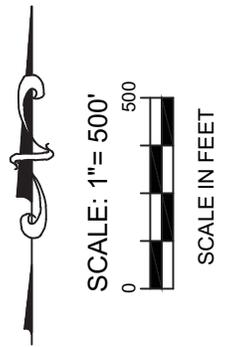


**LEGEND:**

- PERMIT BOUNDARY
- EXISTING CONTOUR
- PROPOSED CONTOUR
- STRUCTURE BOUNDARY

**LEGEND**

- SRWMD OWNED PARCEL BOUNDARY



SUWANNEE RIVER WATER MANAGEMENT DISTRICT AREA

OPERATION & MAINTENANCE (O&M) PLAN	STORM-WATER MANAGEMENT SYSTEM STRUCTURES	FIGURE 3 - STORM WATER STRUCTURES #1 & #2
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REVISIONS:

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**FLORIDA MINE**  
 TRAIL RIDGE ERP "NO. 0137482-015"  
 MODIFICATION  
 BRADFORD AND CLAY COUNTY, FLORIDA

**Civil Engineering Solutions, Inc.**  
 Civil & Environmental Engineering

322 NORTH ROCKINGHAM AVE.  
 TALLAHASSEE, FL 32379  
 352-742-5011 Fax: 352-742-5044  
 admin@cevsolutions.com  
 State of Florida Certificate of Authorization #25985

**COOPERATIVE MANAGEMENT AGREEMENT**  
Camp Blanding Buffers – SRWMD PROPERTY

**THIS COOPERATIVE MANAGEMENT AGREEMENT** is made and entered into this 17<sup>th</sup> day of December, 2015, between the Governing Board of the **SUWANNEE RIVER WATER MANAGEMENT DISTRICT**, a public body existing under Chapter 373, Florida Statutes whose mailing address is 9225 County Road 49, Live Oak, Florida 32060 (herein called the "DISTRICT") and the **Florida Department of Military Affairs**, a public agency of the State of Florida, whose mailing address is 189 Marine Street, St. Augustine Florida, 32084 (hereinafter called the "DMA").

**WITNESSETH**

**WHEREAS**, the DISTRICT is the fee simple owner of certain real property, hereinafter referred to as the "PROPERTY" in eastern Bradford County bordering the western boundary of Camp Blanding Joint Training Center (CBJTC), as depicted in Exhibit "A" and as described in Schedule "A" attached hereto and by reference made a part hereof, and

**WHEREAS**, the DMA is desirous of managing the PROPERTY for the purpose of meeting guidelines within the Army Compatible Use Buffer (ACUB) Project through ecological multi-use management of natural resources as outlined in CBJTC's guidance document, the Integrated Natural Resource Management Plan (INRMP); and

**Whereas**, the DISTRICT has purchased the PROPERTY for water resource purposes including water resource development, flood attenuation and aquifer recharge projects and is developing construction plans for facilities to accomplish these purposes; and

**WHEREAS**, the DISTRICT and the DMA recognize that the PROPERTY has potential for multiple uses if management activities are closely coordinated; and

**WHEREAS**, the DMA possesses the personnel, ability, interest, and willingness to manage the PROPERTY, consistent with DISTRICT purposes, under the multiple-use concept, based on sound ecological principles as outlined and approved in the CBJTC INRMP; and

**WHEREAS**, the DISTRICT and the DMA recognize the value of close cooperation and mutual support in providing for the potential public benefits and enjoyment of the PROPERTY.

**NOW, THEREFORE**, the parties hereto for and in consideration of the premises and mutual covenants, terms and conditions hereinafter contained, hereby covenant and agree as follows:

1. Subject to the terms, conditions and limitations set forth in this Agreement, the DISTRICT hereby conveys certain management responsibilities to the DMA and the DMA hereby accepts management responsibilities from the DISTRICT of the PROPERTY depicted in Exhibit "A" and described in Schedule "A" for the purposes and in the manner hereinafter set forth.
2. The initial term of this Agreement is for a period of twenty five (25) years, commencing on December 17, 2015 and ending on December 17, 2040. Thereafter, this agreement shall be automatically renewed in twenty five year increments, unless terminated as otherwise set forth herein.
3. The purpose of this Agreement shall be to designate the DMA as the lead management entity for day to day management operations on the PROPERTY. The DMA shall manage the habitat on the PROPERTY as set forth in the approved INRMP using a long-term sustained yield harvest of natural resources, in a manner consistent with, and subject to the water resource projects initiated and constructed by DISTRICT.

These operations include implementing specific management actions including, but not limited to prescribed burning, disking, planting, mowing, silvicultural practices, facility maintenance including roads and firelines and other operations as may be jointly approved. The INRMP and specifically the addendum including and relating to the PROPERTY shall be formally reviewed and approved by the DMA and the DISTRICT not less than every five years and amended as required and agreed by the parties.

4. Notwithstanding any provision contained herein to the contrary, this Agreement is subject to:
  - a. The terms, conditions, restrictions and limitations set forth in this Agreement; and
  - b. All applicable laws, state statutes, local ordinances and the rules and regulations pertaining thereto which may

be applicable to the operation of the PROPERTY including Chapter 373.1391, Florida Statutes.

- c. Pre-existing third party rights and mine reclamation requirements.

5. It is the intent of the DMA and the DISTRICT that the PROPERTY be incorporated into the Camp Blanding Buffers and managed, for land management purposes, as set forth in the CBJTC INRMP. The PROPERTY will be managed for the same goals of wildlife habitat restoration, public access, recreational opportunities and hunting as the CBJTC, so long as these uses do not interfere with or diminish planned or existing water resource projects of DISTRICT. The DMA shall assume primary management responsibilities that are consistent with the CBJTC INRMP, and shall include the following:

- a. Reporting of annual activities, revenues, expenses and accomplishments in association with normal DMA reporting procedures, and activities on the PROPERTY will be included in such reports. These reports will be provided to DISTRICT.
- b. Providing routine surveillance and security for the PROPERTY.
- c. Recreational opportunities and public access will be provided that meet the goals and objectives of the District and CBJTC planned uses of the property. CBJTC is currently included within the Florida Fish and Wildlife Conservation Commission's (FFWCC) Wildlife Management Area (WMA) program that allows for public access and hunting. It is the intent of the DMA to investigate extending that hunting format to the PROPERTY, at the appropriate time, with the agreement of the DISTRICT.
- d. Controlling wildfires by employing appropriate management practices.
- e. Controlling exotic and invasive plants at maintenance levels.

6. The DISTRICT may partner with available equipment and personnel to advance resource management objectives for the PROPERTY including prescribed burning, exotic species control, natural resource and wildlife monitoring and vegetation management.
7. Nothing contained in this Agreement shall be construed as a waiver of or contract with respect to regulatory or permitting authority of the DISTRICT as it now or hereafter exists under applicable laws, rules and regulations.
8. DMA and DISTRICT shall prepare an annual budget and workplan to implement management activities on the PROPERTY. DMA and DISTRICT shall develop and approve a workplan during the time of budget development each year. DMA shall be responsible to fund Payments in lieu of Taxes as required by Florida statutes. This budget and workplan shall include all anticipated activities. The parties shall jointly determine funds to be paid to the other, if any, for activities pursuant to each annual plan.
9. Revenues generated from the PROPERTY shall be as a result of managing the natural resources or managing public use. Annual revenues shall be used to offset the costs of approved management activities. Any residual funds will be retained by DMA and used by DMA for future management activities on the PROPERTY only. DMA shall maintain detailed records of all revenues and costs associated with the PROPERTY and shall provide DISTRICT an annual financial report. For any revenue generating activity, DMA shall provide DISTRICT with such information as may be needed to ensure adherence to restrictions on the use of lands purchased with bond proceeds. Upon termination of this Agreement all residual funds will be paid over to the DISTRICT.
10. It shall be the responsibility of the DMA for a DMA-initiated Project, and the DISTRICT for a DISTRICT-initiated Project, at its sole cost and expense, to obtain or renew any and all permits which may be required by the Suwannee River Water Management District, the State of Florida Department of Environmental Protection, and other applicable governmental agencies for activities conducted by such initiating party hereunder.

11. The DMA acknowledges that the use authorized herein does not convey to DMA any real property rights or interests in the PROPERTY nor any interests, rights, or privileges other than those specified herein.
12. The DMA shall pay all lawful debts incurred by it with respect to the PROPERTY and shall satisfy all liens of contractors, sub-contractors, mechanics, laborers, and materialmen in respect to any construction, alteration, and repair ordered by it in and on the PROPERTY, and any improvements thereon. Furthermore, the DMA shall not have authority to create any mortgages on the PROPERTY or liens for labor or material on or against the PROPERTY and all persons contracting with the DMA for the construction or removal of any structure, or for the erection, installation or repair of any structure or improvement on the PROPERTY, including materialmen, contractors, mechanics and laborers involved in such work, shall be notified that they must look to the DMA solely to secure the payment of any bill or account for work done, material furnished, or money owed during the term of this Agreement.
13. All structures, improvements or personal property placed upon, or moved in or upon the PROPERTY by the DMA shall be at the sole risk of the DMA and the DISTRICT shall not be liable for any damage to said personal property, structures, or improvements, unless said damage is due to the actions of the DISTRICT.
14. All structures and improvements existing, as of the effective date of the Agreement, on the PROPERTY or placed upon the PROPERTY by the DISTRICT shall remain the property of the DISTRICT. All new structures or improvements placed upon or moved in or upon the PROPERTY by the DMA shall be deemed personal property of the DMA and shall not be considered attached to the land as a fixture unless otherwise agreed upon in writing between the parties.
15. The DMA accepts management responsibility of the PROPERTY with full knowledge of the existing condition of the PROPERTY and accepts the PROPERTY in an "as is" condition. The DISTRICT makes no representation or warranties as to the fitness of the PROPERTY for any particular use.

16. The DMA possesses no knowledge of or expertise in the state of any pollutants, if they exist on the PROPERTY. Therefore, notwithstanding any other provision hereof, the DMA shall in no way be liable for any claims or damages based, in whole or in part on the presence of pollutants or toxins, of any sort, on the PROPERTY as of the first date of this agreement.
17. The DMA shall be solely responsible for and shall hold DISTRICT free and harmless from, and hereby indemnifies DISTRICT against any and all claims, demands, causes of action, loss, cost, damages, and expenses arising out of or in connection with its management of the PROPERTY. The DMA and other governmental agencies or organizations involved in management related activities on the PROPERTY shall, throughout the term of this Agreement, provide, maintain, and keep in force a program of insurance or self-insurance covering its liabilities as prescribed by Section 768.28, Florida Statutes. The DMA agrees to maintain participation in the state insurance program or any similar insurance program enacted during the term of this Agreement for the duration of this Agreement. In addition, nothing contained herein shall be construed as a waiver of limitation of liability which may be enjoyed by the DISTRICT as a landowner providing land to the public for outdoor recreational purposes, as provided in Section 373.1395, Florida Statutes, or any other law providing limitations on claims against the landowner.
18. This Agreement and any and all rights and privileges contained herein are for the sole use of the DISTRICT and the DMA and shall not be assigned or transferred to another party without the written consent of both the DISTRICT and the DMA.
19. The DMA shall not use or permit the PROPERTY to be used in violation on any valid present or future laws, ordinances, rules or regulations of any public or governmental authority at any time applicable thereto relating to sanitation or the public health, safety or welfare, or relating to the DMA's activities in, and use of, the PROPERTY.
20. The DISTRICT reserves the right for itself, its agents, consultants and employees, to enter upon the PROPERTY for the purpose of conducting other water management activities and projects, inspecting the PROPERTY and determining

compliance with the terms of this Agreement, so long as such entry or use is coordinated with the DMA's use of the PROPERTY for the purpose set forth herein.

21. Either party may terminate this Agreement, with or without cause, at any time upon ninety (90) days written notice to the other party.
22. All notices, consents, approvals, waivers and elections which any party shall be required or shall desire to make or give under this Agreement shall be in writing and/or shall be sufficiently made or given only when mailed by Certified Mail, postage prepaid, return receipt requested, addressed as follows to the parties listed below or to such other address as any party hereto shall designate by like notice given to the other parties hereto:

DISTRICT: SUWANNEE RIVER WATER  
MANAGEMENT DISTRICT  
9225 COUNTY ROAD 49  
LIVE OAK, FLORIDA 32060  
ATTENTION: EXECUTIVE DIRECTOR

DMA: FLORIDA DEPARTMENT OF MILITARY  
AFFAIRS  
189 MARINE STREET  
ST. AUGUSTINE, FLORIDA 32084  
ATTENTION: STATE QUARTERMASTER

Notices, consents, approvals, waivers and elections given or made as aforesaid shall be deemed to have been given and received on the date of mailing hereof as aforesaid.

23. Wherever used herein, the terms "DISTRICT" and "DMA" include all parties to this instrument, their employees, legal representatives and assigns of individuals, and the successors and assigns of corporations, partnerships, public bodies, and quasi-public bodies.
24. This Agreement constitutes the entire agreement of the parties, and there are no understandings dealing with the

subject matter of this Agreement other than those contained herein. This Agreement may not be modified, changed or amended, except in writing signed by the parties hereto or their authorized representatives.

25. This Agreement shall be construed and interpreted according to the laws of the State of Florida.
26. As a condition of this Agreement the DISTRICT and DMA hereby covenant and agree not to discriminate against any individual because of that individual's race, color, religion, sex, national origin, age, handicap, or marital status with respect to any activity occurring pursuant to this Agreement.
27. The DISTRICT and DMA reserve the right to unilaterally cancel this Agreement for refusal by either to allow public access to all documents, papers, letters, or other material subject to the provisions of Chapter 119, Florida Statutes, and made or received by the DISTRICT and the DMA in conjunction with this Agreement.
28. This Agreement shall not be construed more strictly against one party than against the other merely by virtue of the fact that it may have been prepared by counsel for one of the parties, it being recognized that both the DISTRICT and DMA have contributed substantially and materially to the preparation hereof.
29. Nothing contained in this Agreement or the Plans prepared pursuant to this Agreement shall be construed as a waiver of or contract with respect to the regulatory or permitting authority of the DISTRICT or DMA as it now or hereafter exists under applicable laws, rules and regulations.
30. For all purposes of this Agreement, the Effective Date hereof shall mean the date when the last of the DISTRICT or the DMA has executed the same, and that date shall be inserted at the top of the first page hereof.

**[Signature/Acknowledgment pages follow]**

IN WITNESS WHEREOF, the parties hereto have duly executed this Agreement, on the date and year first above written.

Signed, sealed, and delivered in the presence of:

SUWANNEE RIVER WATER MANAGEMENT DISTRICT

A. Keith Rowell  
WITNESS  
A. Keith Rowell  
PRINT/TYPE WITNESS NAME

By: [Signature]  
Don Quincey, Jr.  
Chairman

[Signature]  
WITNESS  
Robert HEERKE  
PRINT/TYPE WITNESS NAME

Attest: [Signature]  
Virginia Johns  
Secretary/Treasurer

Approved as to form and legality:

By: [Signature]  
Tom Reeves  
Legal Counsel

STATE OF FLORIDA  
COUNTY OF SUWANNEE

The foregoing agreement was acknowledged before me this 12<sup>th</sup> day of November, 2015, by Don Quincey, Jr. and Virginia Johns, as Chairman and Secretary/Treasurer, respectively, of the Suwannee River Water Management District, a Florida Statutes Chapter 373 Water Management District, on behalf of said District,  who are personally known to me, or  whom produced Florida Driver's License as identification.

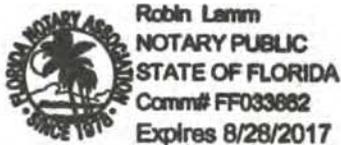
[Signature]

Print Name: Robin Lamm

Notary Public, State of Florida

Commission No. FF033862

My Commission Expires: 8/28/2017



IN WITNESS WHEREOF, the parties hereto have duly executed this Agreement, on the date and year first above written.

Signed, sealed, and delivered in the presence of:

ARMORY BOARD STATE OF FLORIDA

By: [Signature] 17 Dec 15  
Valeria Gonzalez-Kerr  
Brigadier General  
State Quartermaster

[Signature]  
WITNESS

TERRY A. ROBERTS  
PRINT/TYPE WITNESS NAME

[Signature]  
WITNESS

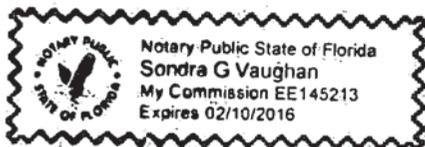
Jill Haney  
PRINT/TYPE WITNESS NAME

Approved as to form and legality:

[Signature]  
Terrence Gorman, Major  
General Counsel

STATE OF FLORIDA COUNTY OF SUWANNEE

The foregoing agreement was acknowledged before me this 17<sup>th</sup> day of December 2015, by Valeria Gonzalez-Kerr, as Brigadier General, State Quartermaster, of the Armory Board State of Florida,  who are personally known to me, or  whom produced Florida Driver's License as identification.

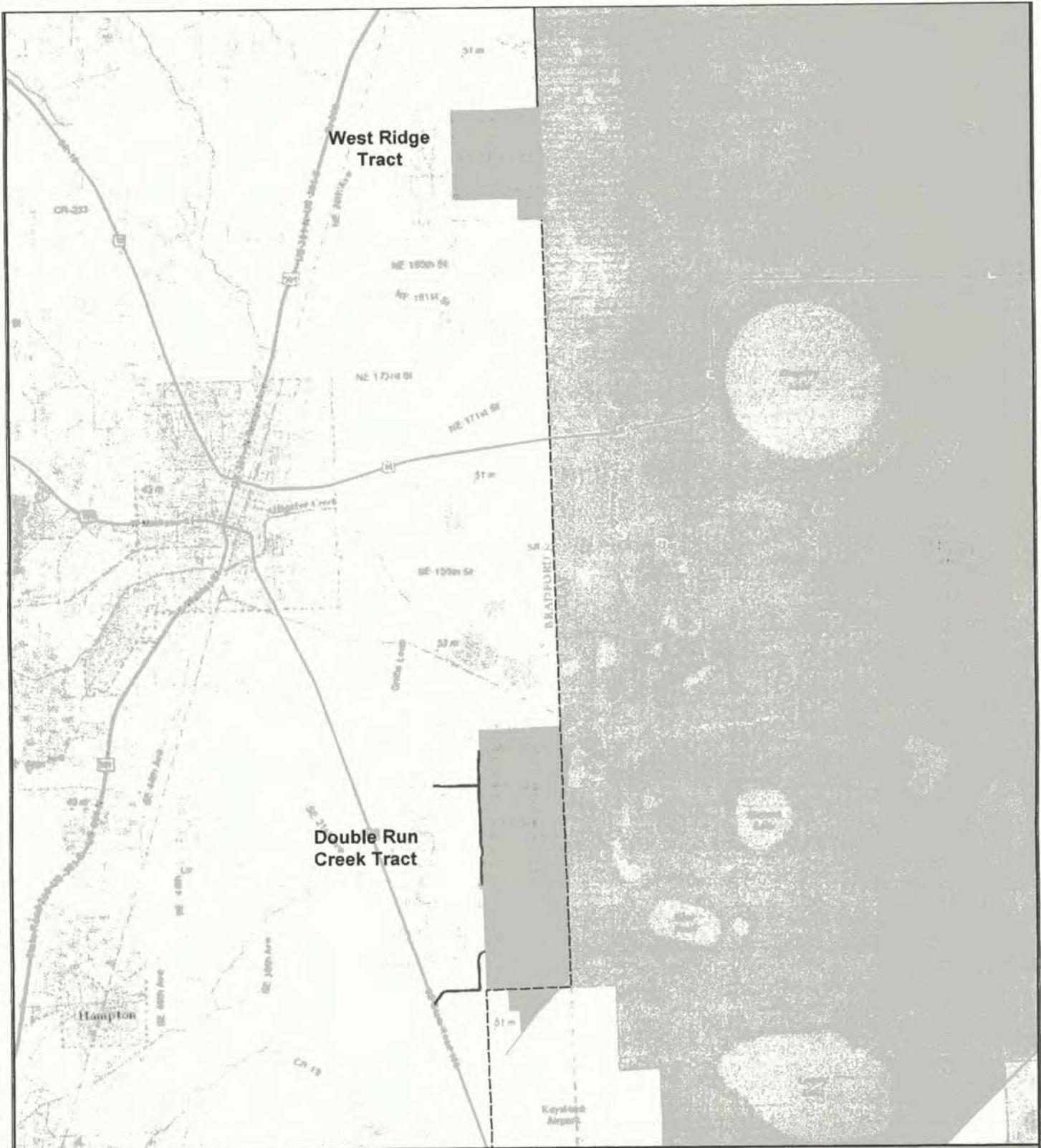


[Signature]  
Print Name: SONDRA G. VAUGHAN

Notary Public, State of Florida

Commission No. 02/10/2016  
EE145213

My Commission Expires: \_\_\_\_\_



**Exhibit A**  
**Camp Blanding Buffers Cooperative Management Agreement**



- SRWMD Ownership
- Access Easement
- - - WMD Boundary



Note: This map was created by the Suwannee River Water Management District (SRWMD) to be used for planning purposes only. SRWMD shall not be held liable for any injury or damage caused by the use of data distributed as a public records request regardless of their use or application. SRWMD does not guarantee the accuracy, or suitability for any use of these data, and no warranty is expressed or implied. For more information please contact the SRWMD at 386-362-1001.  
 Map Created on 11/6/2015

SCHEDULE "A"

**WEST RIDGE TRACT:**

The East 1/2 of Section 1; and the Northeast 1/4 of the Northeast 1/4 of Section 12; all in Township 6 South, Range 22 East, Bradford County, Florida.

Less and Except the lands contained in Official Records Book 983, Page 395 of the Public Records of Bradford County, Florida.

Also less and except any portion lying within a public road right of way.

CONTAINING 344.58 ACRES

AND

PART OF SECTION 1, TOWNSHIP 6, SOUTH, RANGE 22 EAST, BRADFORD COUNTY, FLORIDA, SAID LANDS BEING THE WEST 1/2 OF SAID SECTION 1 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

FOR A POINT OF REFERENCE, BEGIN AT A CONCRETE MONUMENT MARKING THE NE CORNER OF THE WEST 1/2 OF SECTION 1, TOWNSHIP 6, SOUTH, RANGE 22 EAST, BRADFORD COUNTY, FLORIDA; THENCE ALONG THE EAST LINE OF THE WEST 1/2 OF SAID SECTION 1, S 01°10'24" E, 5313.20 FEET TO AN IRON PIPE MARKING THE SE CORNER OF THE WEST 1/2 OF SAID SECTION 1; THENCE LEAVING THE SAID EAST LINE, RUN ALONG THE SOUTH LINE OF SAID SECTION 1, S 88°53'32" W, 2650.80 FEET TO A CONCRETE MONUMENT MARKING THE SW CORNER OF SAID SECTION 1; THENCE LEAVING THE SAID SOUTH LINE, RUN ALONG THE WEST LINE OF SAID SECTION 1, N 00°55'56" W, 5312.41 FEET TO A REBAR AND CAP MARKING THE NW CORNER OF SAID SECTION 1; THENCE LEAVING THE WEST LINE OF SAID SECTION 1, RUN ALONG THE NORTH LINE OF SAID SECTION 1, N 88°52'28" E, 2628.45 FEET THE POINT OF BEGINNING.

CONTAINING 321.95 ACRES

**DOUBLE RUN CREEK TRACT:**

**PARCEL 1**

A PARCEL LAND LYING IN SECTIONS 11, 12, 13, 14 AND 24, TOWNSHIP 7 SOUTH, RANGE 22 EAST, BRADFORD COUNTY FLORIDA, SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE NE CORNER OF SECTION 12, TOWNSHIP 7 SOUTH, RANGE 22 EAST, BRADFORD COUNTY, FLORIDA, THENCE ALONG THE EAST LINE OF SAID SECTION 12, S 02°34'37" E, 5194.20 FEET TO THE NE CORNER OF SECTION 13, TOWNSHIP 7 SOUTH, RANGE 22 EAST, BRADFORD COUNTY, FLORIDA; THENCE ALONG THE EAST LINE OF SAID SECTION 13, S 01°06'17" E, 5351.70 FEET TO THE NE CORNER OF SECTION 24, TOWNSHIP 7 SOUTH, RANGE 22 EAST, BRADFORD COUNTY, FLORIDA; THENCE ALONG THE EAST LINE OF SAID SECTION 24, S 02°34'17" E, 5304.70 FEET TO THE SE CORNER OF SAID SECTION 24, SAID POINT ALSO BEING THE NE CORNER OF SECTION 25, TOWNSHIP 7 SOUTH, RANGE 22 EAST, BRADFORD COUNTY, FLORIDA; THENCE ALONG THE COMMON LINE BETWEEN SAID SECTIONS 24 AND 25, S 87°54'16" W, 496.31 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 24; THENCE CONTINUE ALONG SAID SECTION LINE, S 87°37'39" W, 3469.90 FEET TO THE SE CORNER OF THE SW 1/4 OF THE SW 1/4 OF SAID SECTION 24; THENCE CONTINUE ALONG THE SOUTH LINE OF SAID SECTION 24, S 88°39'41" W, 1320.31 FEET TO THE SW CORNER OF SAID SECTION 24; THENCE ALONG THE WEST LINE OF SAID SECTION 24, N 01°55'05" W, 5327.52 FEET TO THE SW CORNER OF SECTION 13, TOWNSHIP 7 SOUTH, RANGE 22 EAST, BRADFORD COUNTY, FLORIDA, SAID POINT ALSO BEING THE SE CORNER OF SECTION 14, TOWNSHIP 7 SOUTH, RANGE 22 EAST, BRADFORD COUNTY, FLORIDA; THENCE N 01°40'58" W, 1177.96 FEET TO THE EAST RIGHT OF WAY LINE OF AN EXISTING GRADE ROAD; THENCE ALONG THE EAST RIGHT OF WAY LINE OF SAID EXISTING GRADE ROAD THROUGH THE FOLLOWING COURSES, N 03°03'59" W, 200.56 FEET; N 00°40'03" W, 936.08 FEET; N 03°49'03" E, 54.45 FEET; N 00°05'17" W, 221.25 FEET; N 13°22'19" W, 46.55 FEET; N 07°59'46" W, 65.17 FEET; N 12°44'56" E, 70.18 FEET; N 00°31'08" E, 78.14 FEET; N 19°24'47" E, 52.20 FEET; N 21°10'54" E, 107.39 FEET; N 22°06'15" E, 27.82 FEET; N 00°11'26" E, 304.55 FEET; N 19°55'03" W, 64.96 FEET; N 17°07'39" W, 162.32 FEET; N 11°29'56" W, 113.04 FEET; N 02°14'03" W, 122.39 FEET; N 00°43'36" W, 211.83 FEET; N 00°54'41" W, 1188.59 FEET; N 01°56'39" W, 289.52 FEET; N 02°36'29" W, 196.78 FEET; N 04°27'13" W, 275.55 FEET; N 01°33'56" W, 633.35 FEET; N 00°52'55" W, 502.78 FEET; N 01°33'35" E 109.92 FEET; THENCE CONTINUE N 01°33'35" E, 37.53 FEET; N 00°39'58" W, 1142.26 FEET; N 01°39'57" E, 357.07 FEET; N 02°39'40" E, 357.83 FEET; N 00°02'14" W, 200.41 FEET TO THE END OF SAID EAST RIGHT OF WAY; N 00°02'14" W, 1277.63 FEET TO THE NW CORNER OF THE AFOREMENTIONED SECTION 12; THENCE ALONG THE NORTH LINE OF SAID SECTION 12, N 88°15'16" E, 5045.04 FEET TO THE POINT OF BEGINNING.

LESS THE FOLLOWING DESCRIBED LANDS

**Parcel 3**

A 60' STRIP OF LAND LYING IN SECTION 24, TOWNSHIP 7 SOUTH, RANGE 22 EAST, BRADFORD COUNTY, FLORIDA, SAID LAND BEING A PART OF THE OLD AND ABANDONED GS&F RAILROAD RIGHT OF WAY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE SE CORNER OF SECTION 24, TOWNSHIP 7 SOUTH, RANGE 22 EAST, BRADFORD COUNTY, FLORIDA, THENCE ALONG THE EAST LINE OF SAID SECTION 24, N 02°34'17" W, 448.86 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EAST LINE, N 02°34'17" W, 80.57 FEET; THENCE LEAVING SAID EAST LINE, S 45°33'52" W, 786.66 FEET TO THE SOUTH LINE OF SAID SECTION 24; THENCE ALONG THE SAID SOUTH LINE, N 87°37'39" E, 89.56 FEET; THENCE LEAVING THE SAID SOUTH LINE, N 45°33'52" E, 666.41 FEET TO THE AFOREMENTIONED EAST LINE OF SAID SECTION 24 AND THE POINT OF BEGINNING.

CONTAINING 1,900.10 ACRES

AND

PARCEL 2

A parcel land lying in Section 25, Township 7 South, Range 22 East, Bradford County Florida, said lands being more particularly described as follows;

Commence at the NE corner of Section 25, Township 7 South, Range 22 East, Bradford County, Florida, thence along the North line of said Section 25, S 87°54'16" W, 496.31 feet to the POINT OF BEGINNING; thence leaving said Section line, S 45°33'52" W, 2180.59 feet to the beginning of a curve concave to the East having a radius of 2035.87 feet and a chord bearing and distance of S 41°21'41" W, 298.78 feet; thence along the arc of said curve 298.92 feet to the end of said curve; thence S 37°10'34" W, 1299.46 feet; thence S 37°10'43" W, 1834.41 feet to the North right of way line of a county grade road known as SE 94th Street (60' Right of Way); thence along the said right of way line, N 53°15'22" W, 60.00 feet; thence leaving said right of way line, N 37°23'44" E, 1811.04 feet; thence S 88°38'06" W, 127.00 feet; thence N 01°37'01" W, 1338.97 feet; thence S 87°59'32" W, 662.88 feet; thence N 01°52'56" W, 1318.04 feet to the North line of the aforementioned Section 25; thence along the North line of said Section 25, N 87°37'39" E, 3469.90' feet to the POINT OF BEGINNING.

LESS THE FOLLOWING DESCRIBED LANDS:

Parcel 4

A 60' STRIP OF LAND LYING IN SECTION 25, TOWNSHIP 7 SOUTH, RANGE 22 EAST, BRADFORD COUNTY, FLORIDA, SAID LAND BEING A PART OF THE OLD AND ABANDONED GS&F RAILROAD RIGHT OF WAY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE NE CORNER OF SECTION 25, TOWNSHIP 7 SOUTH, RANGE 22 EAST, BRADFORD COUNTY, FLORIDA, THENCE ALONG THE NORTH LINE OF SAID SECTION 25, S 87°54'16" W, 496.31 FEET TO THE POINT OF BEGINNING; THENCE S 45°33'52" W, 1111.90 FEET; THENCE N 02°21'23" W, 80.84 FEET; THENCE N 45°33'52" E, 991.24 FEET TO THE AFOREMENTIONED NORTH LINE OF SECTION 25, THENCE ALONG SAID NORTH LINE, N 87°37'39" E, 89.56 FEET TO THE POINT OF BEGINNING.

ALSO LESS

Parcel 5

A 60' STRIP OF LAND LYING IN SECTION 25, TOWNSHIP 7 SOUTH, RANGE 22 EAST, BRADFORD COUNTY, FLORIDA, SAID LAND BEING A PART OF THE OLD AND ABANDONED GS&F RAILROAD RIGHT OF WAY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE SW CORNER OF SECTION 25, TOWNSHIP 7 SOUTH, RANGE 22 EAST, BRADFORD COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF SAID SECTION 25, N 01°36'51" W, 1324.40 FEET TO THE SOUTHERLY RIGHT OF WAY OF A COUNTY MAINTAINED 60 FOOT WIDE ROAD (SE 94TH STREET); THENCE ALONG THE SAID RIGHT OF WAY LINE, N 88°00'36" E, 827.71 FEET; THENCE CONTINUE ALONG THE SAID RIGHT OF WAY LINE, S 32°01'04" E, 140.82 FEET TO THE POINT OF BEGINNING; THENCE S 53°15'22" E, 60.00 FEET; THENCE N 36°44'38" E, 60.00 FEET; THENCE N 53°15'22" W, 60.00 FEET; THENCE S 36°44'38" W, 60.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 107.17 ACRES

RECEIVED  
SRWMD

JAN 08 2016

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COPIES TO \_\_\_\_\_



# SUWANNEE RIVER WATER MANAGEMENT DISTRICT

December 2, 2015

DON QUINCEY  
Chairman  
Chiefland, Florida

ALPHONAS ALEXANDER  
Vice Chairman  
Madison, Florida

VIRGINIA H. JOHNS  
Secretary/Treasurer  
Alachua, Florida

KEYIN BROWN  
Alachua, Florida

GARY F. JONES  
Old Town, Florida

VIRGINIA M. SANCHEZ  
Old Town, Florida

RICHARD SCHWAB  
Perry, Florida

BRADLEY WILLIAMS  
Monticello, Florida

VACANT  
At Large

NOAH VALENSTEIN  
Executive Director

Paul Catlett  
Florida Department of Military Affairs  
Bldg #4540  
5629 SR 16 West  
Starke FL 32091

Subject: Cooperative Management Agreement

Dear Mr. Catlett:

Enclosed in duplicate is the cooperative management agreement between the Suwannee River Water Management District and the Florida Department of Military Affairs for management of the Camp Blanding Buffers. Please obtain the appropriate signatures on this document and return one original to my attention. The other may be retained for your files.

Please feel free to contact the project manager Bob Heeke at 386.647.3166 with any questions regarding this agreement.

Sincerely,

A handwritten signature in cursive script that reads "Gwen Lord".

Gwendolyn A. Lord, CPPB  
Contracts and Procurement Coordinator

/gal  
cc: Bob Heeke  
Enclosures



DEPARTMENT OF THE ARMY  
FLORIDA ARMY NATIONAL GUARD  
CAMP BLANDING JOINT TRAINING CENTER  
5629 SR 16 W BLDG 2300  
STARKE, FL 32091-9703

January 6, 2016

Gwendolyn Lord  
Suwannee River Water Management District  
9225 County Road 49  
Live Oak, Florida 32060

Subject: Cooperative Management Agreement

Dear Ms Lord,

Enclosed is the original signed cooperative management agreement between the Suwannee River Water Management District and the Florida Department of Military Affairs for management of the Camp Blanding Buffers.

Sincerely,

A handwritten signature in cursive script, appearing to read "Paul Catlett".

Paul Catlett  
Forestry Program Administrator

RECEIVED  
SRWMD

JAN 08 2016

ORIGINAL TO FILE \_\_\_\_\_  
COPIES TO \_\_\_\_\_

MEMORANDUM

TO: Lands Committee

FROM: Stephen Schroeder, Office of Administration Chief

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

DATE: November 15, 2019

RE: Approval to Proceed with Detailed Analysis and Negotiations for the Acquisition of Four  
Parcels, 39.8 +/- Acres, Hamilton County

RECOMMENDATION

**Staff requests the Lands Committee recommend to the Governing Board that staff enter into detailed analysis and negotiations for the purchase of four parcels comprising 39.8 +/- acres in Hamilton County.**

BACKGROUND

The District received an offer to purchase four parcels of real property comprising 39.8 acres +/- in Hamilton County for a total offer price of \$159,200. Staff reviewed the offer and is recommending that District proceed with detailed analysis and negotiations for the purchase. The property is located on the Alapaha River. Purchasing the property will increase protection of the floodplain from future development, will provide Springshed, floodplain, and surface water protections.

Staff is recommending that the Lands Committee recommend to the Governing Board that the District enter into detailed analysis and negotiations for the purchase.

The property offer, maps of the parcel, and a parcel assessment are attached.

SCS/rl  
Attachments  
File #19-017

# SUWANNEE RIVER WATER MANAGEMENT DISTRICT

## PROPERTY OFFER APPLICATION

2005 CR 49 Live Oak, FL 32060

(386)362.1001

acquisitions@srwmd.org

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

### Applicant Information

Name: Robert Hickman and Kathryn Hickman (and Helen Hickey on lot 1)

Address: 1220 Manchester Rd City: Maitland State FL Zip: 32751

Phone: 407 497 6852 E-Mail: rhickman00@gmail.com

Applicant Signature: Kathryn N. Hickman Date: 8/21/2019

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

Name: Robert Hickman and Kathryn Hickman (and Helen Hickey on lot 1)

Address: 1220 Manchester Rd City: Maitland State FL Zip: 32751

Phone: 407 497 6852 E-Mail: rhickman00@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: Kathryn N. Hickman Date: 8/21/2019

Owner Signature: Helen M. Hickey Date: 8/21/2019

### Property/Project Information

Asking Price (Fee): \$159,200 (Conservation Easement):

General Location (address, intersection, etc.): south of the Alapaha River, north of County Road 248, east of County Road 751

Acreage: 39.8 County: Hamilton

Tax Parcel Number(s): 3621-020, 3621-022, 3621-024, 3621-026

Legal Description: 35 1N 12E 2604B1 ALAPAHA POINTE SUBD Lot 1 ORB 536-403, ORB 567-271, ORB 567-279

35 1N 12E 2604B2 ALAPAHA POINTE SUBD Lot 2, ORB 503-306, ORB 575-213 Less R7W 632-5.99 AC

35 1N 12E 2604B3 ALAPAHA POINTE SUBD Lot 3, ORB 503-310, ORB 575-223

35 1N 12E 2604B4 ALAPAHA POINTE SUBD Lot 4 ORB 503-314, ORB 581-472, ORB 789-30

Improvements:

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

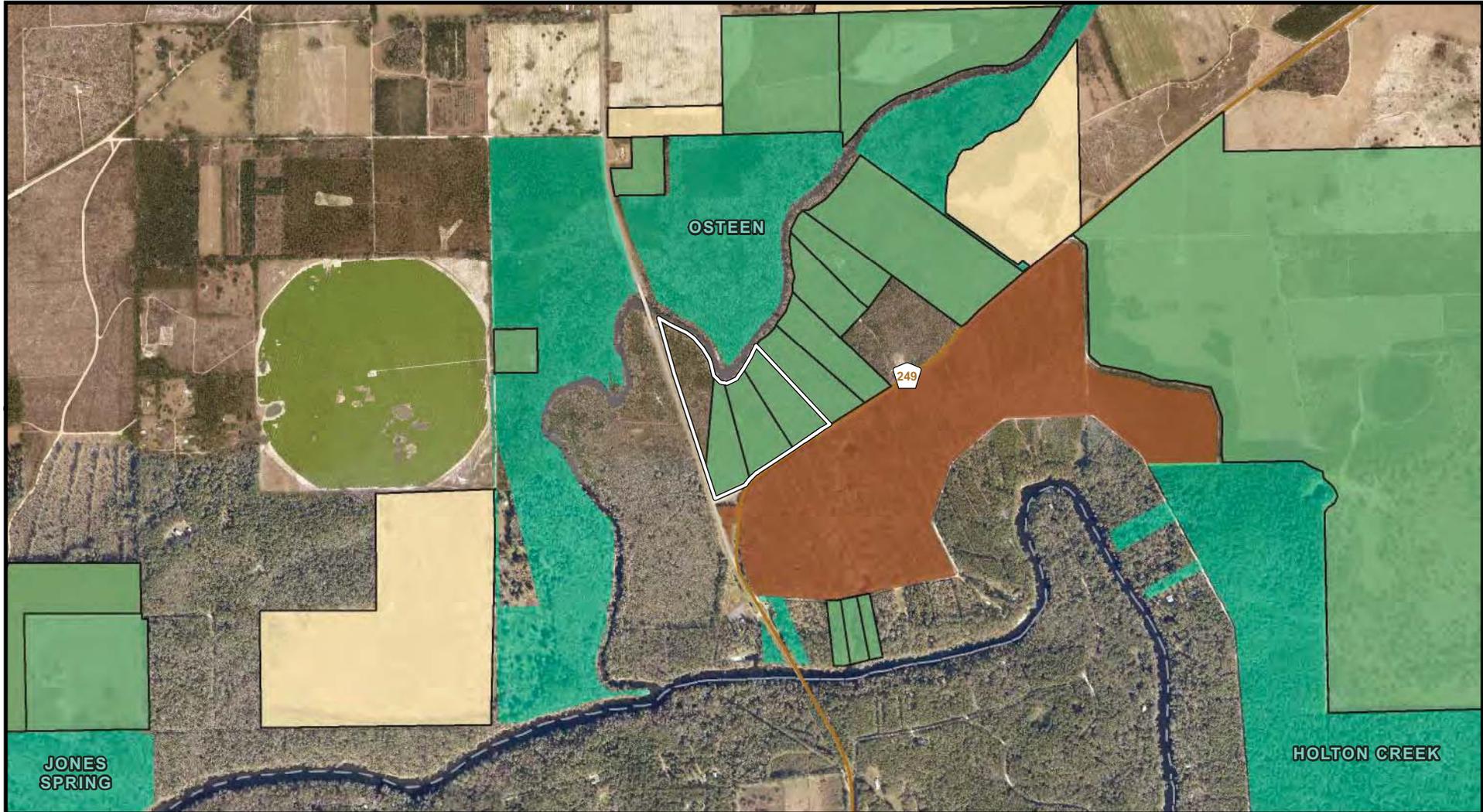
### Title Condition (Deed restrictions, easements, mineral interest, rights held by others, etc.)

fee simple

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

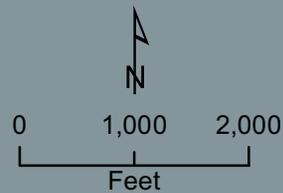
### Other Pertinent Information (Please provide any other information that may be helpful in evaluating the request.)





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

**Alapaha Point (Hickman)**  
 ± 39.8 Ac  
 Hamilton County

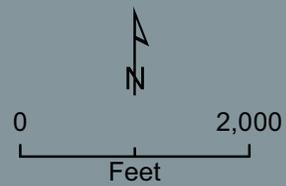


Note: This map was created by the Suwannee River Water Management District (SRWMD) to be used for planning purposes only. SRWMD shall not be held liable for any injury or damage caused by the use of data distributed as a public records request regardless of their use or application. SRWMD does not guarantee 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 8/29/2019



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

**Alapaha Point (Hickman)  
Property Offer  
Surface Water Protection**

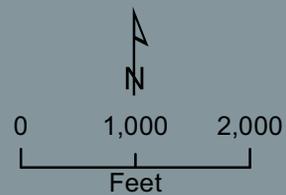


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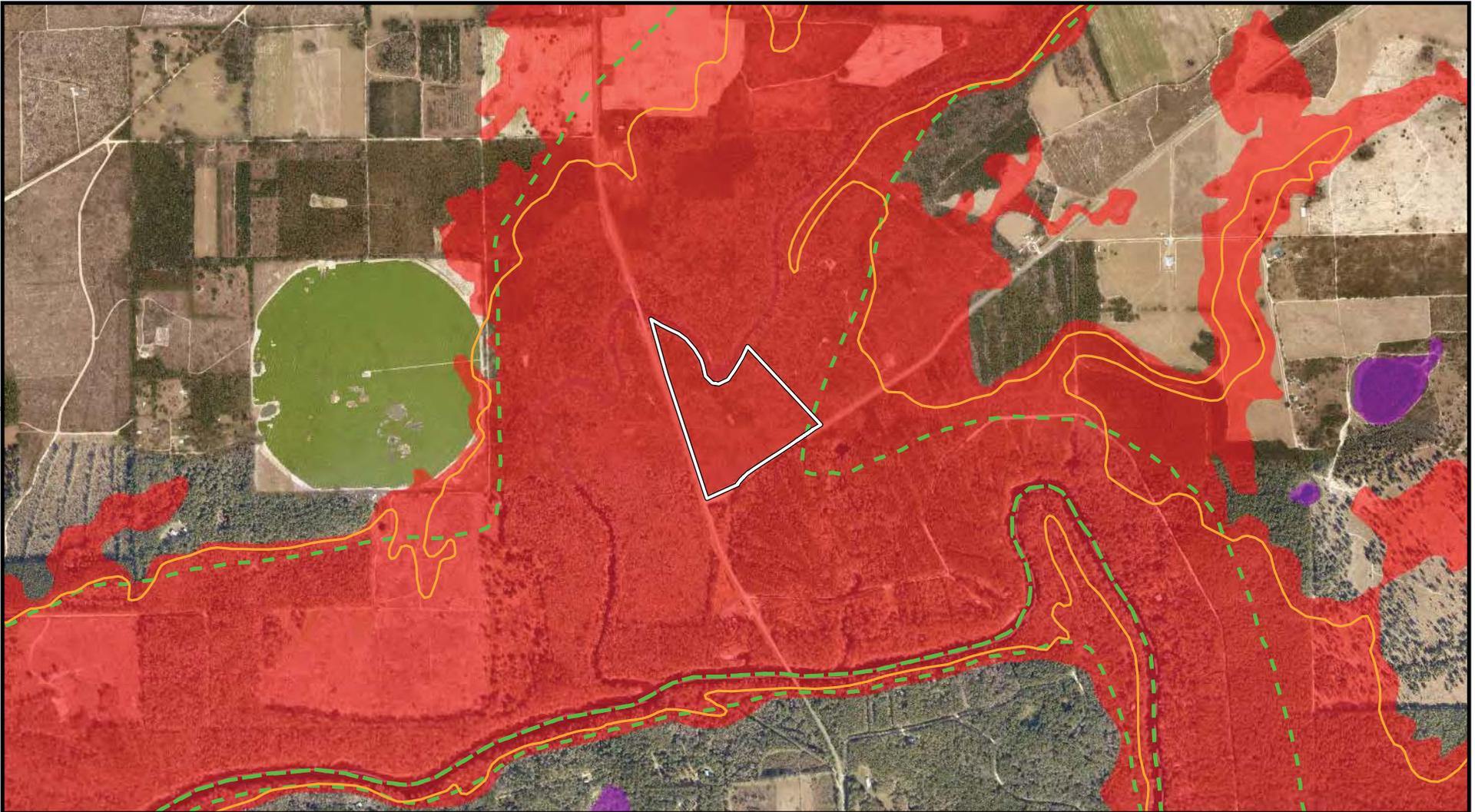


**Alapaha Point (Hickman)  
Property Offer  
Springs Protection**

-  Property Boundary
-  Springs Protection
-  Spring Locations

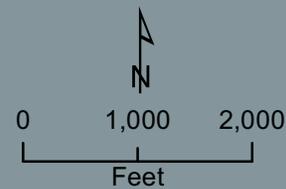


Note: This map was created by the Suwannee River Water Management District (SRWMD) to be used for planning purposes only. SRWMD shall not be held liable for any injury or damage caused by the use of data distributed as a public records request regardless of their use or application. SRWMD does not guarantee 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 11/22/2019



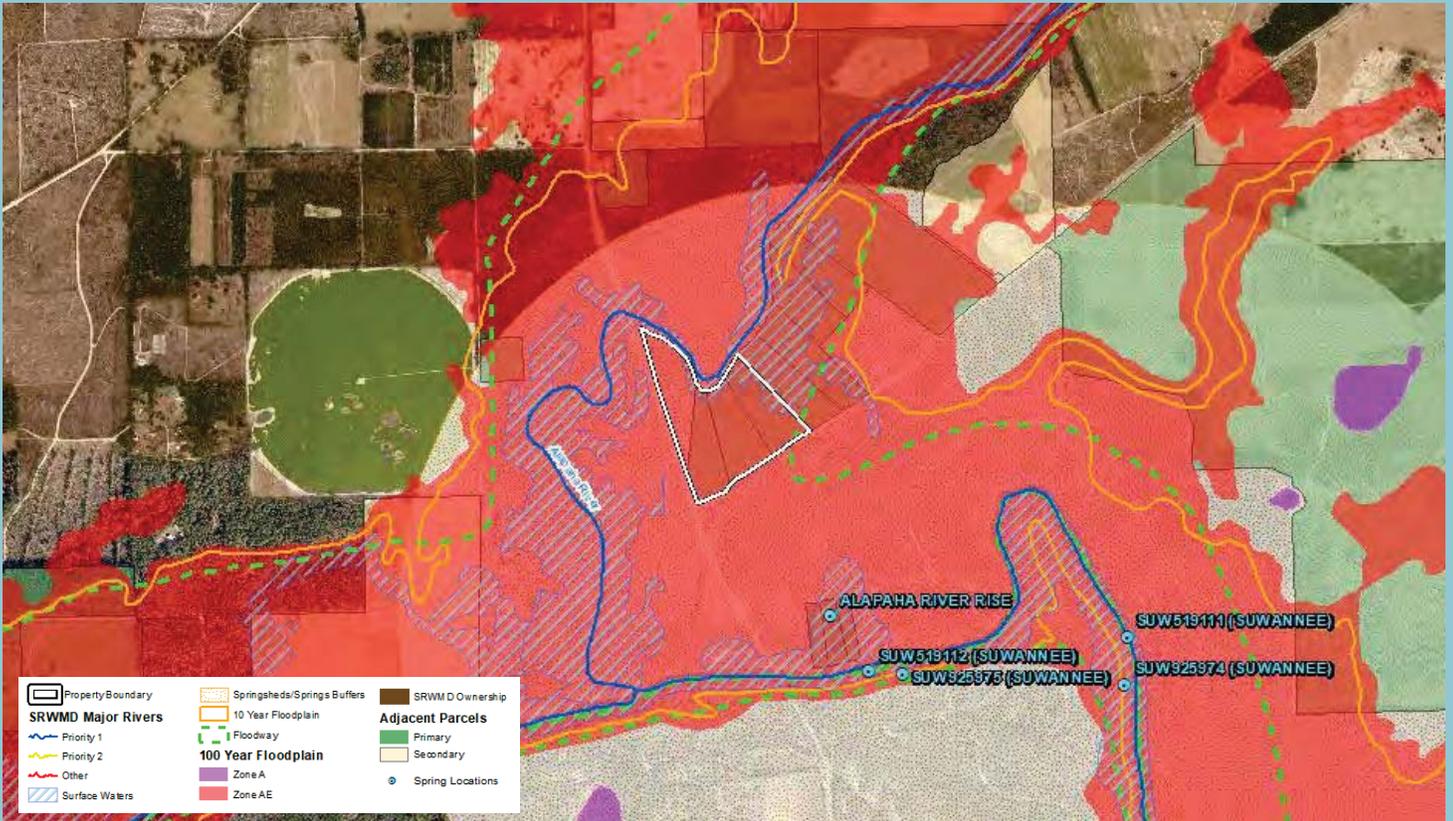
### Alapaha Point (Hickman) Property Offer Floodplain Protection

-  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 8/29/2019

# Suwannee River Water Management District Triage Analysis Results



Property Name: Alapaha Point  
(Hickman)

Acreage: ± 39.8

Transaction Type: Acquisition

Date: 09/12/19

County: Hamilton

## Surface Water Protection-

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

Riverine Surface Waters? (Y) [± 5.32 ac]

## Springs Protection -

Within Springshed or springs buffers?  
(Y) [Alapaha Rise Buffer] [± 39.8 ac]

## Adjacency

(Y) [Priority 1]

## Flood Protection-

Floodway? (Y) [± 39.46 ac]

10 Year Floodplain? (Y) [± 39.8 ac]

100 Year Floodplain? (Y) [± 39.8 ac]

## Miscellaneous:

PFA? (N)

WRCA? (Y) [Eastern]

BMAP? (N)



## PARCEL SUMMARY

**TRACT:** Alapaha Point (Hickman)

**OWNER:** Robert and Kathryn Hickman

**PARCEL:** 39.8 acres +/-

**PARCEL DESCRIPTION:** The Hickman property consists of four lots located on the Alapaha River in an area commonly referred to as Alapaha Point. It is not within the 2019 Florida Forever Work Plan but is presently being proposed to be included in the 2020 Florida Forever Five Year Work Plan. The parcel is on the opposite side of the river of the District owned Osteen tract and is across County Road 249 from land owned by the U.S. Forest Service.

**WATER RESOURCE GUIDELINE SCREENING:**

Springshed Protection: 100% (39.8 acres)

Floodplain Protection: 100% (39.8 acres)

Surface Water Protection: 17% (5.32 acres)

Priority Focus Area: None

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

**CURRENT ASKING PRICE:** The property is being offered for \$159,200. Upon completion of the appraisal staff will negotiate the value of the property rights to be conveyed to the District in accordance with Florida Statutes.

**ASSESSMENT COSTS:** Costs of detailed assessment are estimated to be from \$3,500 to \$5,000.

**ACCESS:** This property has access via direct abutment to CR 249.

**MANAGEMENT:** District staff has visited the site and have determined that it presents no issues for management.

SCS/rl

File #19-017

MEMORANDUM

TO: Lands Committee

FROM: Stephen Schroeder, Office of Administration Chief

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

DATE: November 15, 2019

RE: Approval to Proceed with Negotiations for the Acquisition of a Conservation Easement on 512 +/- Acres, Columbia County

RECOMMENDATION

**Staff requests the Lands Committee recommend to the Governing Board that the District enter into negotiations for a grant match contribution to the Alachua Conservation Trust for the acquisition of a conservation easement on 512 +/- acres located in Columbia County.**

BACKGROUND

The District received an offer from the Alachua Conservation Trust (ACT) inviting the District to contribute to the match required by a grant being awarded for the acquisition of a conservation easement (CE) on a 512 +/- acres parcel of real property located in Columbia County, Florida. The total purchase price for the CE is \$952,000; a Natural Resource Conservation Service (NRCS) grant in the amount of \$714,000 is expected and requires that ACT provide a match in the amount of \$238,000. Staff has reviewed the offer and recommends that the District contribute to the match on the following terms:

- District will submit 10% of total purchase price as a springs protection grant project;
- Detailed analysis items will be subjected to staff approval;
- District will have rights to pursue projects on the property; and
- No nitrates shall be used on the property.

Staff is recommending that the Lands Committee recommend to the Governing Board that the District enter into negotiations and detailed analysis on the above terms.

The property offer, maps of the parcel, and a summary of the project and parcel are attached.

SCS/rl  
Attachments  
File #19-009

**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: Erica C. Hernandez  
Address: 7204 SE County Road 234 City: Gainesville State FL Zip: 32641  
Phone: 352 373 1078 E-Mail: act.eric@gmail.com  
Applicant Signature: *Erica Hernandez* Date 8/7/2019

**Owner of Record** (*Owner is Applicant yes  no* )  
Name: J.Y. Wilson Trust; Trustees Penny Wilson Webber and J.Y. Wilson Jr.  
Address: PO Box 35883 City: Gainesville State FL Zip: 32635  
Phone: 352 317 6168 E-Mail: pwg8r@yahoo.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: \_\_\_\_\_ Date: \_\_\_\_\_  
Owner Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**Property/Project Information**  
Asking Price (Fee): \_\_\_\_\_ (Conservation Easement) : \$952,000 total value  
General Location (address, intersection, etc.) 3415 SW Salem Road Lake City, FL 32042  
Acreage: 512 County: Columbia  
Tax Parcel Number(s): 24-4S-15-00382-000, 23-4S-15-00371-000  
Legal Description: Sections 23 and 24, Township 4 South, Range 15 East, Columbia County, Florida, containing 512 ± acres.  
The subject is identified by the Columbia County Property Appraiser's office as Parcel Numbers 23-4S-15-00371-000 and 24-4S-13- 00382-000.  
The subject has 1.6± miles of frontage along the south side of SW Anderson Street, a two-lane, graded public right-of-way.  
It has 0.8± mile of frontage along the north side and 700± feet of frontage along the south side of SW Salem Road, a two-lane, graded public right-of-way.  
Improvements: Vacant and unimproved, the property contains 81 acres of hay pasture

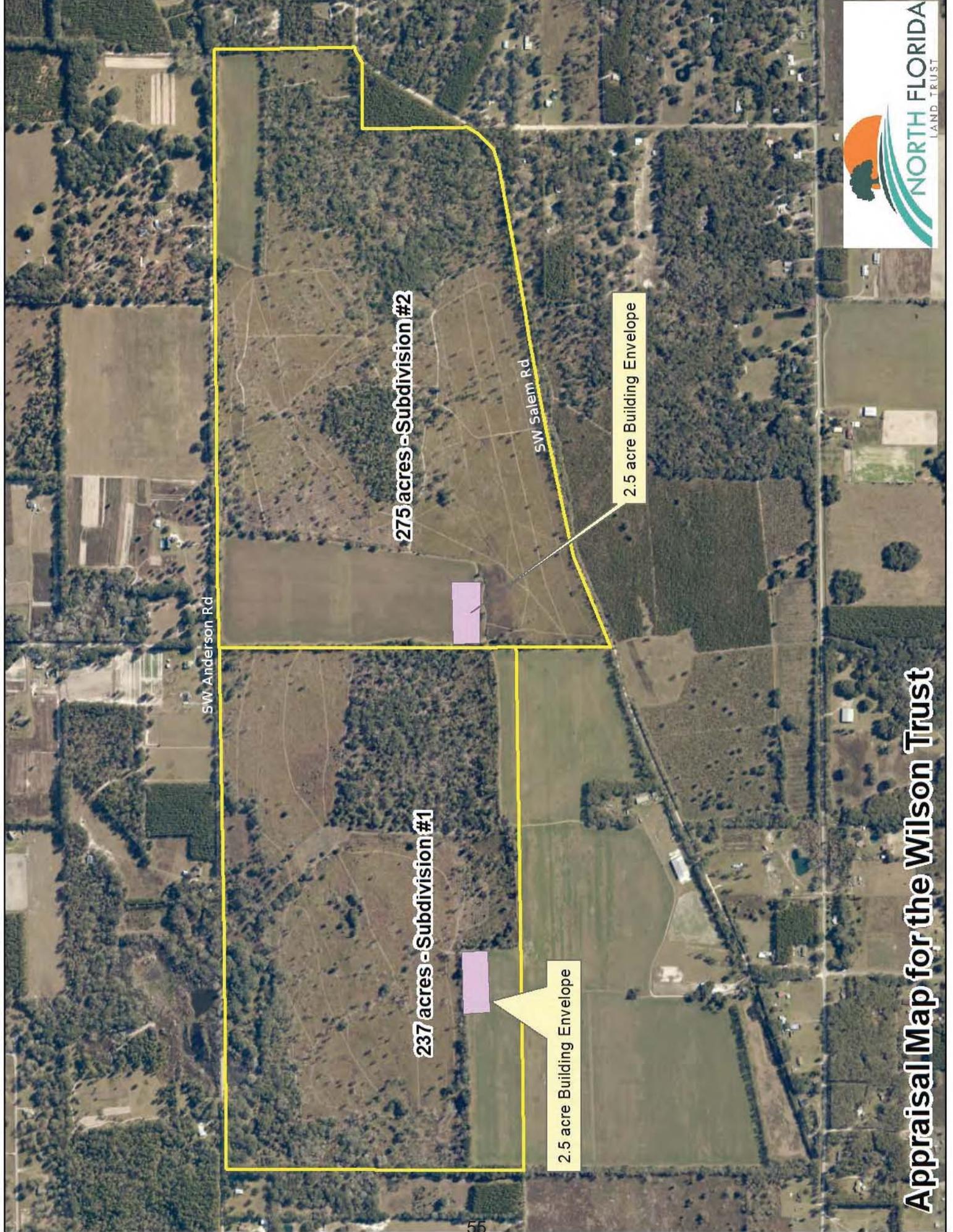
In addition, please provide an aerial, survey, or map identifying property boundaries and a copy of the Deed.

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

**Agreements** (*Identify any existing purchase agreement, option contract, listing agreement, or any other arrangement or agreement.*)  
This property is under option contract for a Agricultural Conservation Easement (ACEP ALE). ACT is the easement holder,  
this project is part of an NRCS Farm Bill Program to protect Grasslands of Special Significance.

**Other Pertinent Information** (*Please provide any other information that may be helpful in evaluating the request.*)  
The property contains 309 ± acres of high quality, fire maintained, native grassland. Federal share for this ALE will be \$714,000. The total estimated match request by Alachua Conservation Trust and North Florida Land Trust is \$238,000.





SW Anderson Rd

SW Salem Rd

275 acres - Subdivision #2

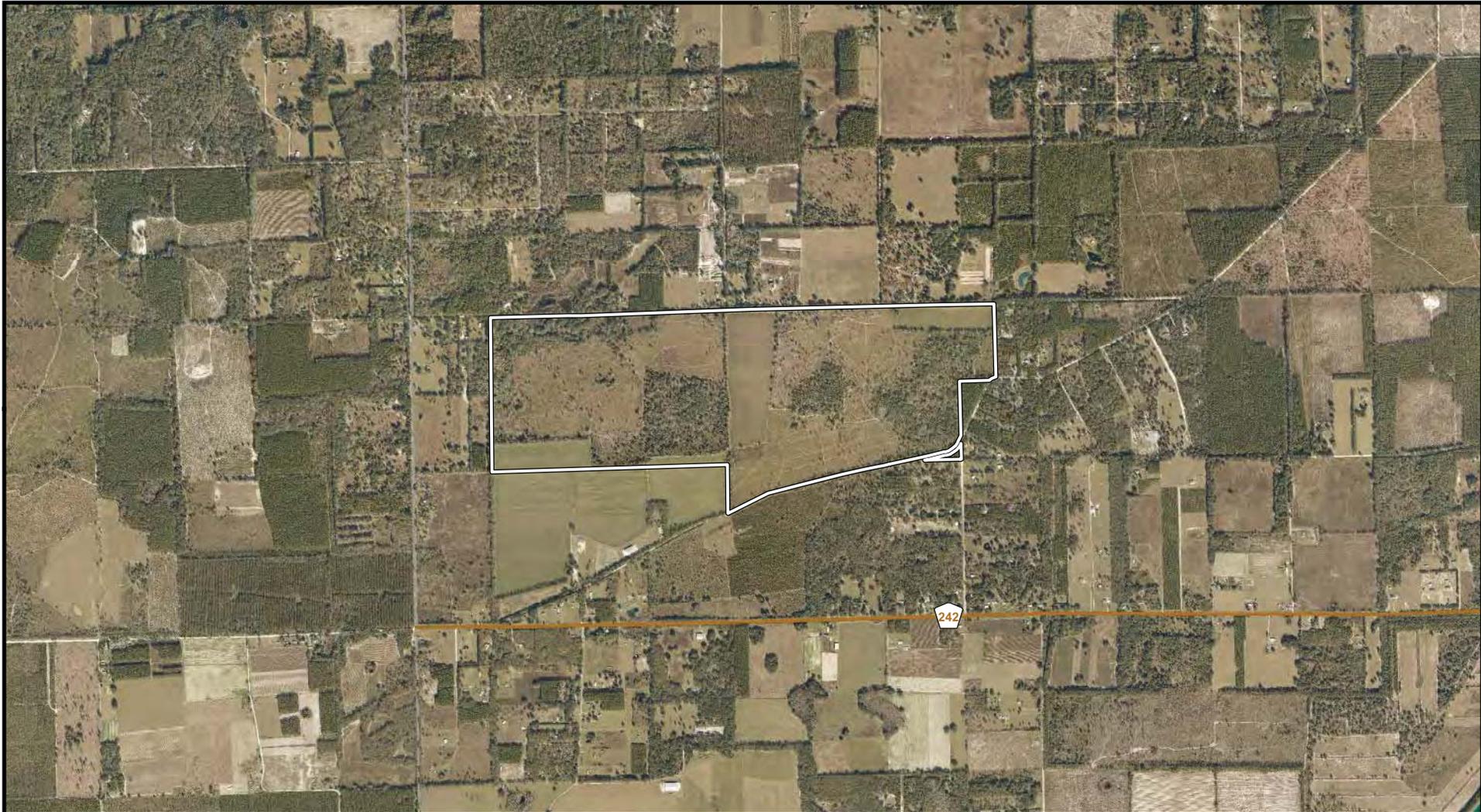
237 acres - Subdivision #1

2.5 acre Building Envelope

2.5 acre Building Envelope



# Appraisal Map for the Wilson Trust

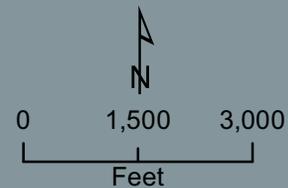


-  Property Boundary
-  SRWMD Ownership
-  Other Public Ownership
-  SRWMD Proposed Acquisitions

**Adjacent Parcels Ranking**

-  Primary
-  Secondary

**Columbia County Grass  
± 512 Ac  
Columbia County**

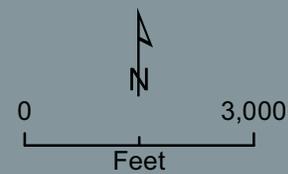


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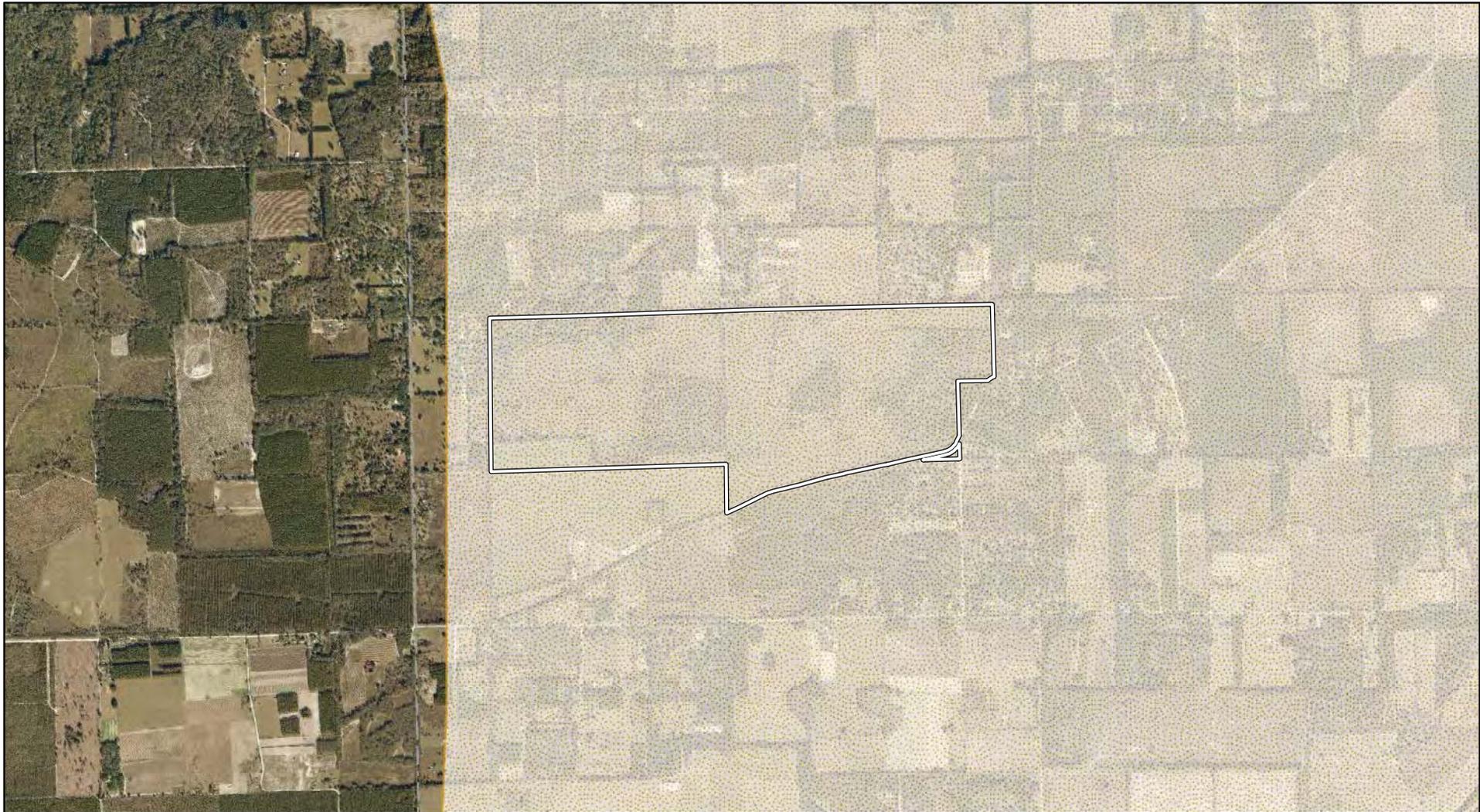


-  Property Boundary
-  Surface Waters (Riverine)
- SRWMD Major Rivers**
-  Priority 1
-  Priority 2
-  Other

## Columbia County Grass Property Offer Surface Water Protection

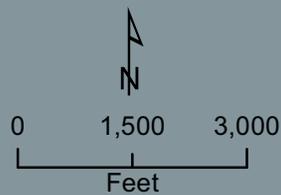


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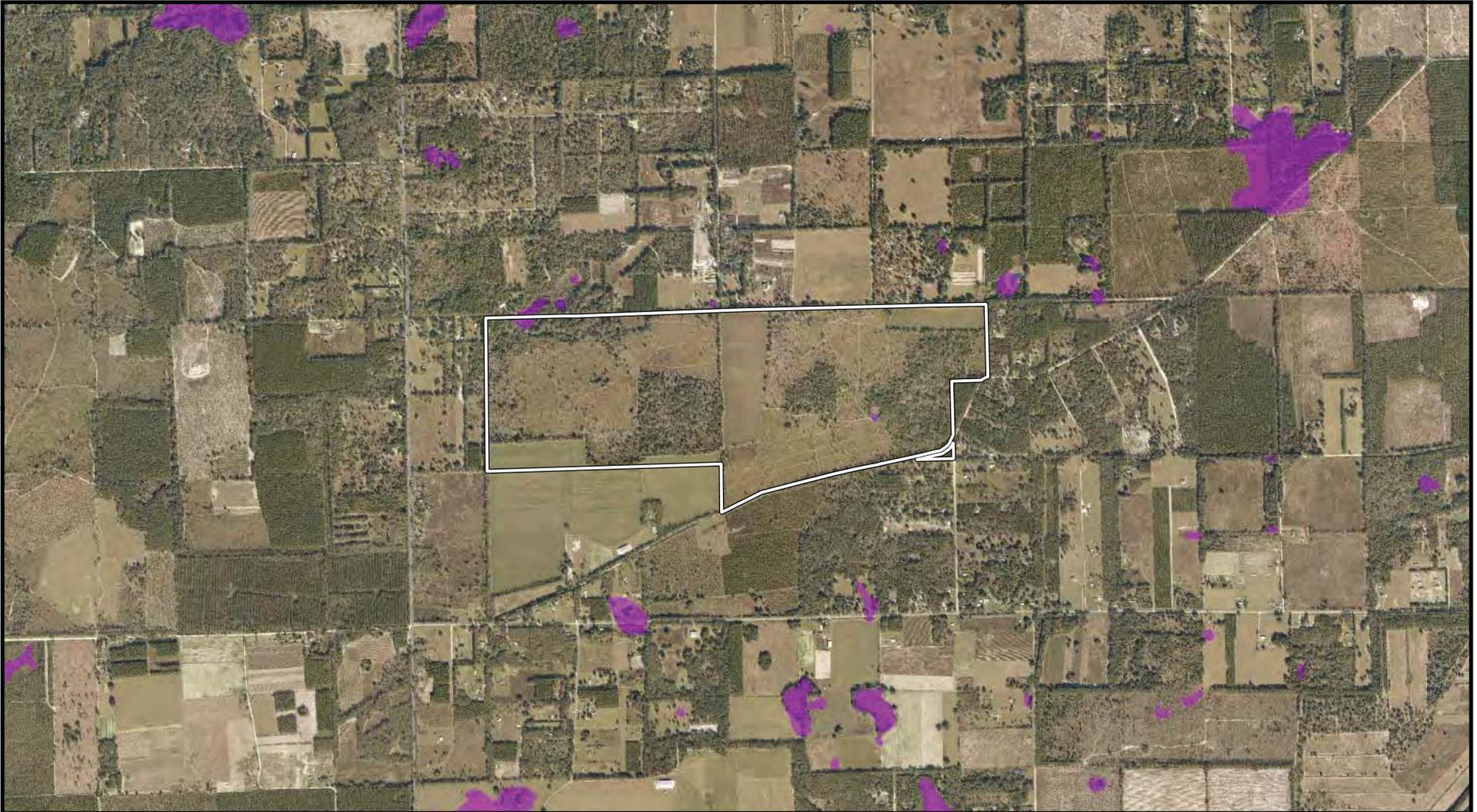


### Columbia County Grass Property Offer Springs Protection

-  Property Boundary
-  Springs Protection

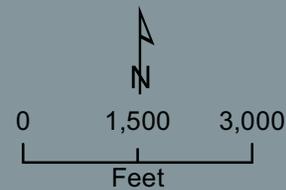
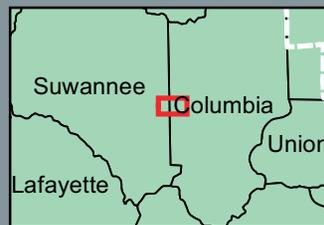


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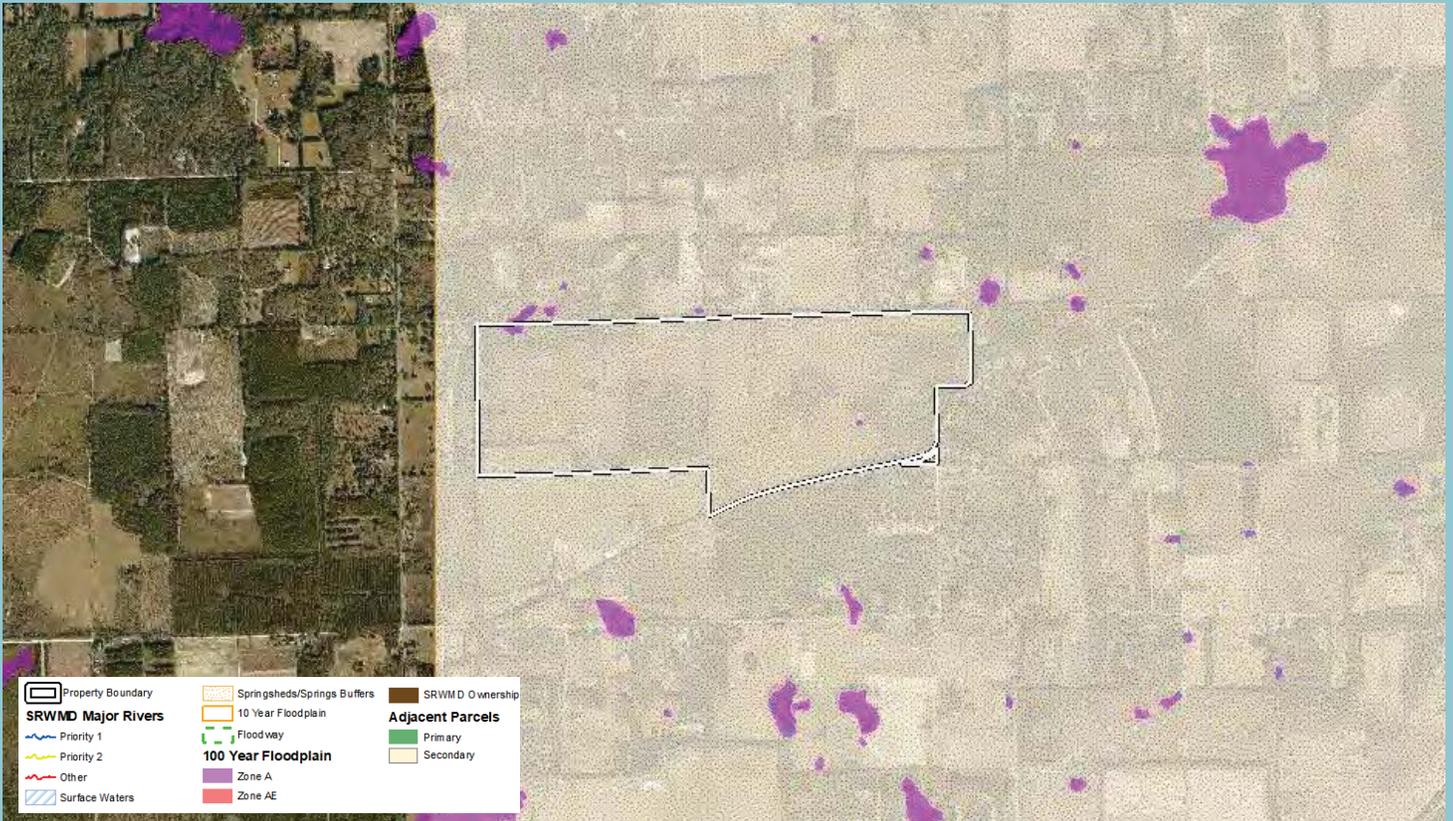
## Columbia County Grass Property Offer Floodplain Protection

-  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: Columbia County Grass

Date: 09/12/19

Acreage: 512

County: Columbia

Transaction Type: Acquisition

## Surface Water Protection-

Major River? (N)

Riverine Surface Waters? (N)

## Springs Protection -

Within Springshed or springs buffers?  
(Y) [Itchetucknee] [± 512 ac]

## Adjacency

(N)

## Flood Protection-

Floodway? (N)

10 Year Floodplain? (N)

100 Year Floodplain? (Y) [± 1.5 ac]

## Miscellaneous:

PFA? (Y) [Itchetucknee]

WRCA? (Y) [Eastern]

BMAP? (Y) [Santa Fe]



## **J.Y. Wilson Trust Tract (Columbia Grassland)**

Discussion with Erica Hernandez – ACT – 9/26/19

Project is an Agricultural Land Easement Grassland of Special Significance with the Natural Resource Conservation Service (NRCS)

NRCS grant will pay 75% of purchase price of the easement (\$714,000) with Alachua Conservation Trust being responsible for the remaining 25% (\$238,000) plus all acquisition costs. Typical ALEs are a 50:50 match but because the property has the special designation of grassland of special significance (the first for the state of Florida), NRCS will pay 75% of the easement cost.

NRCS does not see a conflict with the District's interest in installing a monitoring well on the property, this could be negotiated into deed restrictions if landowner does not take issue with it as well. Having developed a relationship with the landowner I think it likely they would be interested in a monitoring well.

A relatively small investment by a state agency can bring in over \$714,000 of federal dollars to our region for watershed and water quality protection. The District would not be responsible for management, monitoring or enforcement. This project avoids future potential remediation, restoration or complete loss of native habitat and high recharge soils.

This project is the first Grassland of Special Significance designation in Florida. This designation means the landscape has no noxious species (<0.1 percent), no invasive species, and is subject to threat of conversion to non-grassland use and fragmentation.

The 2013 SRWMD Minimum Flows and Levels report on the Lower Santa Fe and Ichetucknee, identify the project area as being within a high recharge area to the Upper Floridan Aquifer and discharge to the Santa Fe River.

As demonstrated by the 2018 Water Yield Study commissioned by the five water management districts in Florida (Cohen et. al. 2018), areas with lower leaf area index yield the greatest water quantity to recharge. In other words, 390 acres of non-irrigated grassland, of which 309 have native groundcover is a greater contributor to recharge over say a similar property that is forested.

The property is composed of 309 acres of high-quality native ground cover actively managed with prescribed fire, 123 acres of mature oak hammock woodlands and 81 acres of actively farmed hay pasture. The property is not irrigated.

Future use of the land would likely be active agriculture, subdivision and development. SRWMD land use maps from 2016 and 2017 show conversion from agriculture to development along the county road corridor to the property. Adjacent property owners that graze and grow hay have made offers. The owner is using the easement funds to buy out siblings so that the land stays in native cover and is not converted to pasture. The 309 acres of native grassland would be easy to convert because it does not have any tree cover.

ACT is the easement holder over the property to prevent degradation of the high-quality habitat and prohibit the introduction of non-native species. Will also protect existing wildlife populations like gopher tortoises.

By preventing future development or agricultural use, the current minimal production of nutrients will be maintained. Native grasslands low in woody species such as this produces high water infiltration yields to the Florida Aquifer and springs areas.

The land lies entirely within the Ichetucknee Spring Priority Focus Area (PFA). The Department of Environmental Protection delineates PFAs based on ground water travel time to the spring, hydrogeology, and nutrient loads in the springshed. Boundaries are adjusted to identifiable boundaries such as roads or political jurisdictions, therefore being on the edge of PFA does not diminish a property's contribution to the spring.

## MEMORANDUM

TO: Lands Committee

FROM: Stephen Schroeder, Office of Administration Chief

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

DATE: November 15, 2019

RE: Approval to Proceed with Negotiations for the Acquisition of a Fee Interest in 282 +/- Acres, Columbia County

### RECOMMENDATION

**Staff requests the Lands Committee recommend to the Governing Board that the District enter into negotiations for a contribution to the Alachua Conservation Trust for the acquisition of a fee interest in 282 +/- acres located in Columbia County.**

### BACKGROUND

The District received an offer from the Alachua Conservation Trust (ACT) inviting the District to contribute to the match required by a grant being awarded for the acquisition of the fee in several parcels comprising 282 +/- acres located in Columbia County, Florida. The total purchase price is \$1,390,410. ACT has raised \$1,157,475 and is requesting the District to contribute 10% of the purchase price in the amount of \$139,041. Staff has reviewed the offer and recommends that the District contribute to the match on the following terms:

- District will provide 10% of total purchase price;
- Detailed analysis items will be subjected to staff approval;
- District will have an interested secured in the deed;
- District will be granted a Right of First Refusal in the event of future sale; and
- All assessments and related due diligence must be in accordance with District standards.

Staff is recommending that the Lands Committee recommend to the Governing Board that the District enter into negotiations and detailed analysis on the above terms.

The property offer, maps of the parcel, a summary of the project and a parcel assessment are attached.

SCS/rl  
Attachments  
File #19-008

**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: Tom Kay - Alachua Conservation Trust  
Address: 7204 SE County Road 234 City: Gainesville State FL Zip: 32641  
Phone: 352-373-1078 E-Mail: act.tkay@gmail.com  
Applicant Signature: *Tom Kay* Date 8-7-19

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

Name: Andrew Zow; Kiel Graham; Tracy Coates, Alice Pasupathi; Edwin & Margaret Graham (5 landowners- all properties are under contract for purchase)  
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.

Owner Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Owner Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**Property/Project Information**

Asking Price (Fee): \$1.345M (Conservation Easement) : \_\_\_\_\_  
General Location (address, intersection, etc.) Graham Ct. & County Road 18; confluence of Olustee Creek & Santa Fe River  
Acreage: 254 acres MOL County: Columbia County  
Tax Parcel Number(s): 29-6S-18-10649-002 Alice Pasupathi (15 acres)  
Legal Description: 29-6S-18-10649-004 Edwin Doyle & Margaret Graham 32-6S-18-10650-001(the portion East of Graham Ct. road) Edwin Doyle & Margaret Graham 29-6S-18-10649-001 Edwin Doyle & Margaret Graham (total ~36 acres)  
Eastern portion of 20-6S-18-10642-000 & 29-6S-18-10648-000 (~73 acres) Andrew Zow map of rough outline attached.  
29-6S-18-10647-000 & 29-6S-18-10643-000 Kiel Graham (105 acres) 29-6S-18-10649-003 Tracy Coates (25 acres)  
Improvements: 1 dilapidated structure on Kiel Graham tract; some fencing

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.*)

\_\_\_\_\_  
\_\_\_\_\_

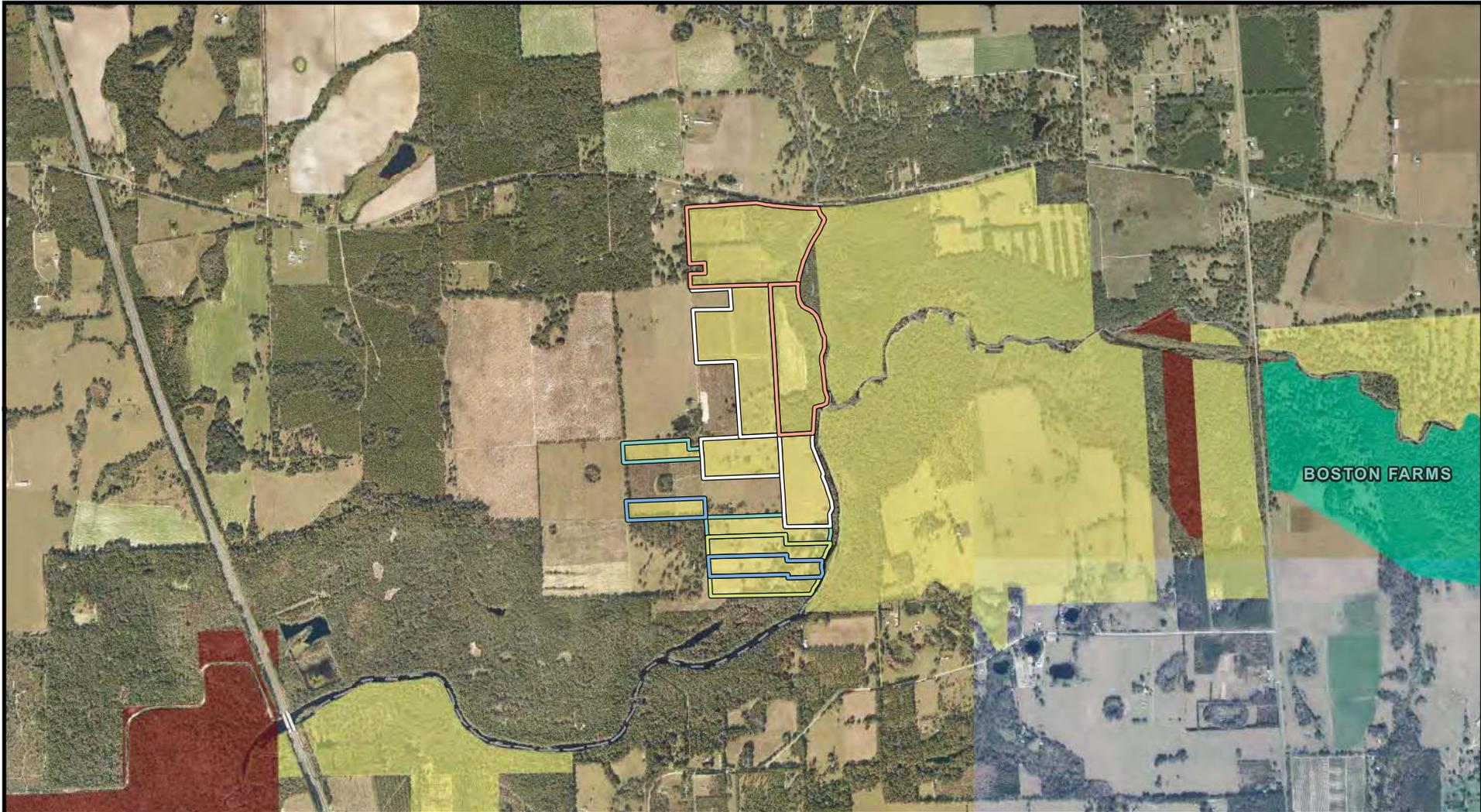
**Agreements** (*Identify any existing purchase agreement, option contract, listing agreement, or any other arrangement or agreement.*)

All 5 properties are under contract with closings slated between early October 2019 through the end of January 2020.

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

Title work complete; ESA 1 complete on Doyle Edwin Graham and Pasupathi lands; ESA 1 on other tracts will be completed next week; boundary survey will begin on Monday, August 12th.

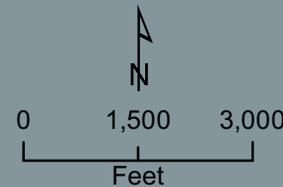




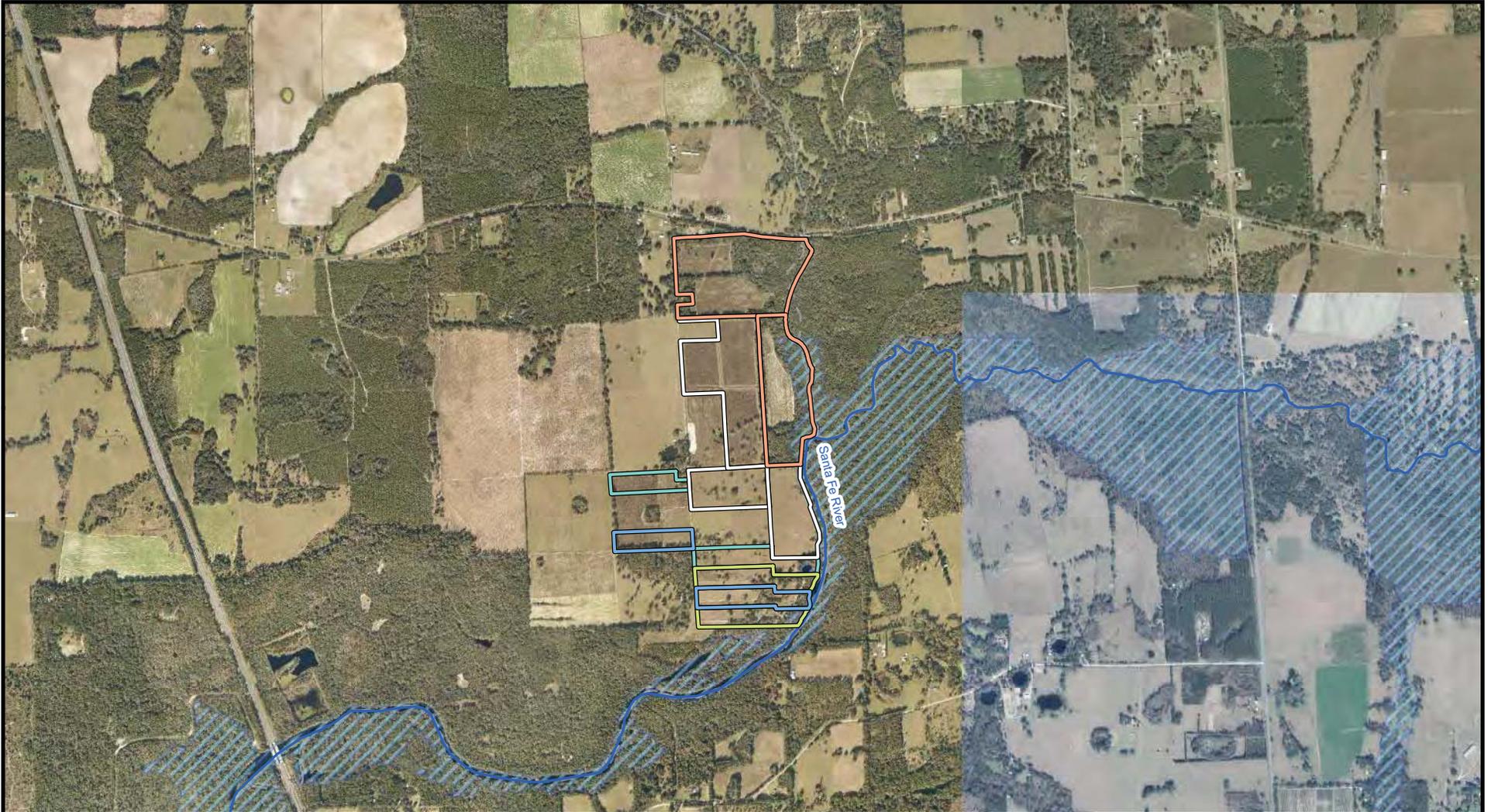
**Santa Fe Springs  
± 282 Ac  
Columbia County**



-  SRWMD Ownership
  -  Other Public Ownership
  -  SRWMD Proposed Acquisitions
- Adjacent Parcels Ranking**
-  Primary
  -  Secondary
-  Zow ± 105 ac
  -  Macray ± 100 ac
  -  Pasupathi ± 24 ac
  -  Graham ± 28 ac
  -  Coates ± 25 ac



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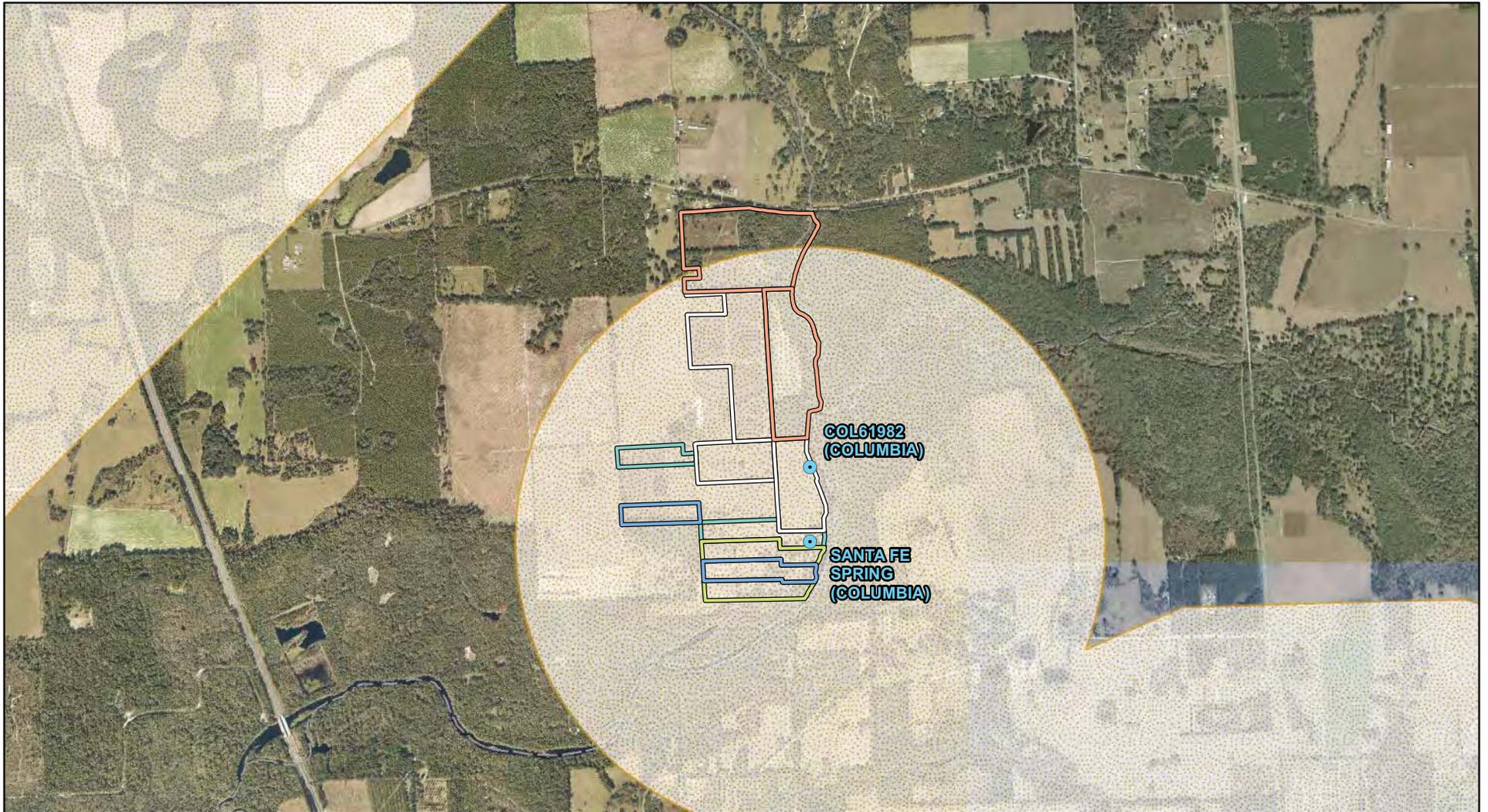


### Santa Fe Springs Property Offer Surface Water Protection

- |   |           |   |                           |
|---|-----------|---|---------------------------|
|  | Zow       |  | SRWMD Major Rivers        |
|  | Macray    |  | Priority 1                |
|  | Pasupathi |  | Priority 2                |
|  | Graham    |  | Other                     |
|  | Coates    |  | Surface Waters (Riverine) |

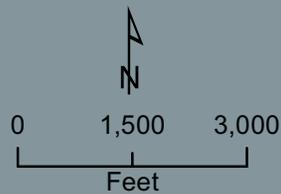
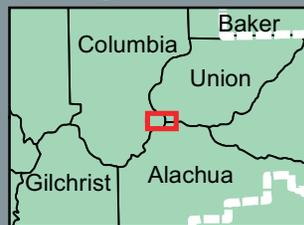


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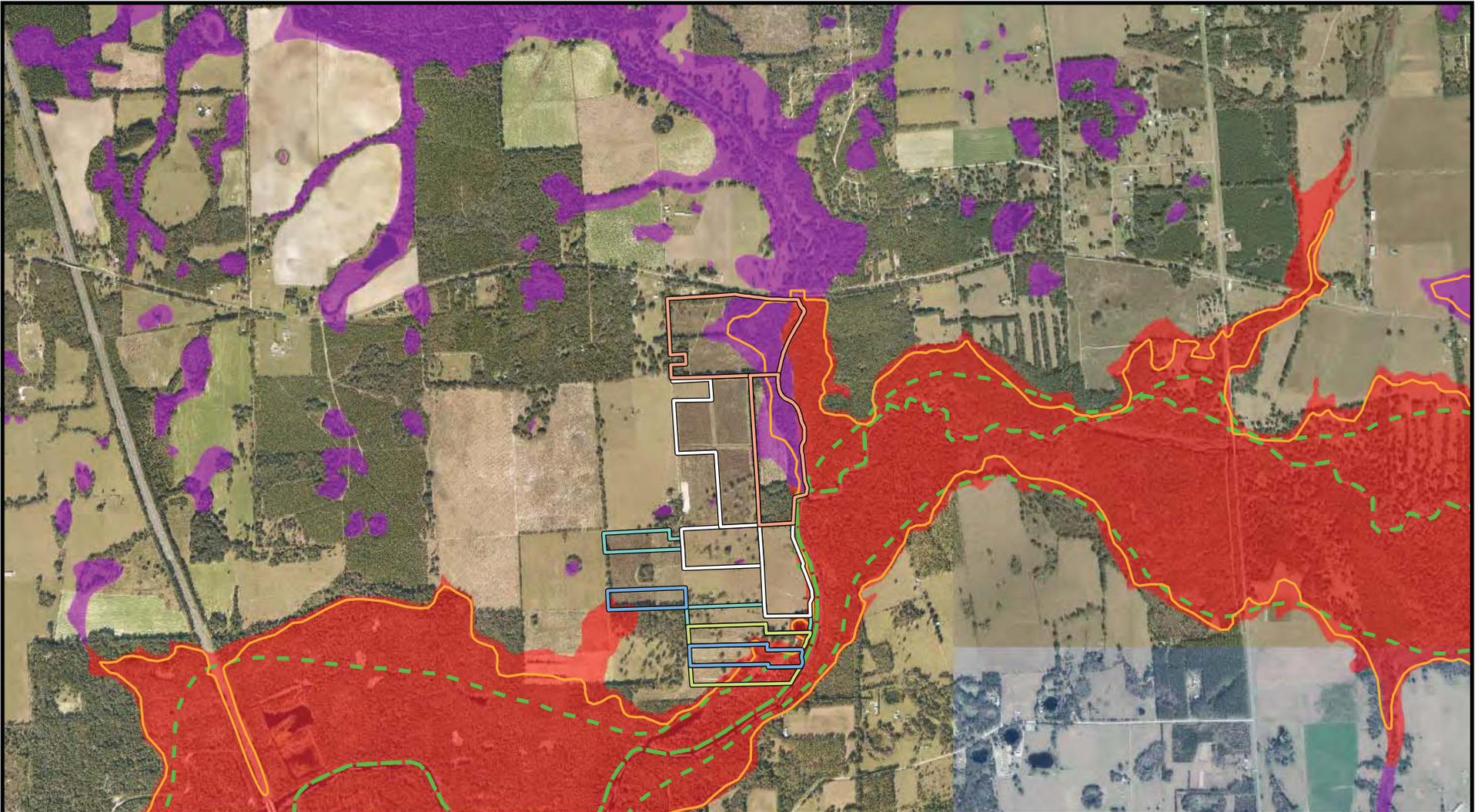


-  Zow
-  Macray
-  Pasupathi
-  Graham
-  Coates
-  Springs Protection
-  Spring Locations

### Santa Fe Springs Property Offer Springs Protection

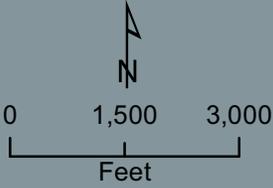


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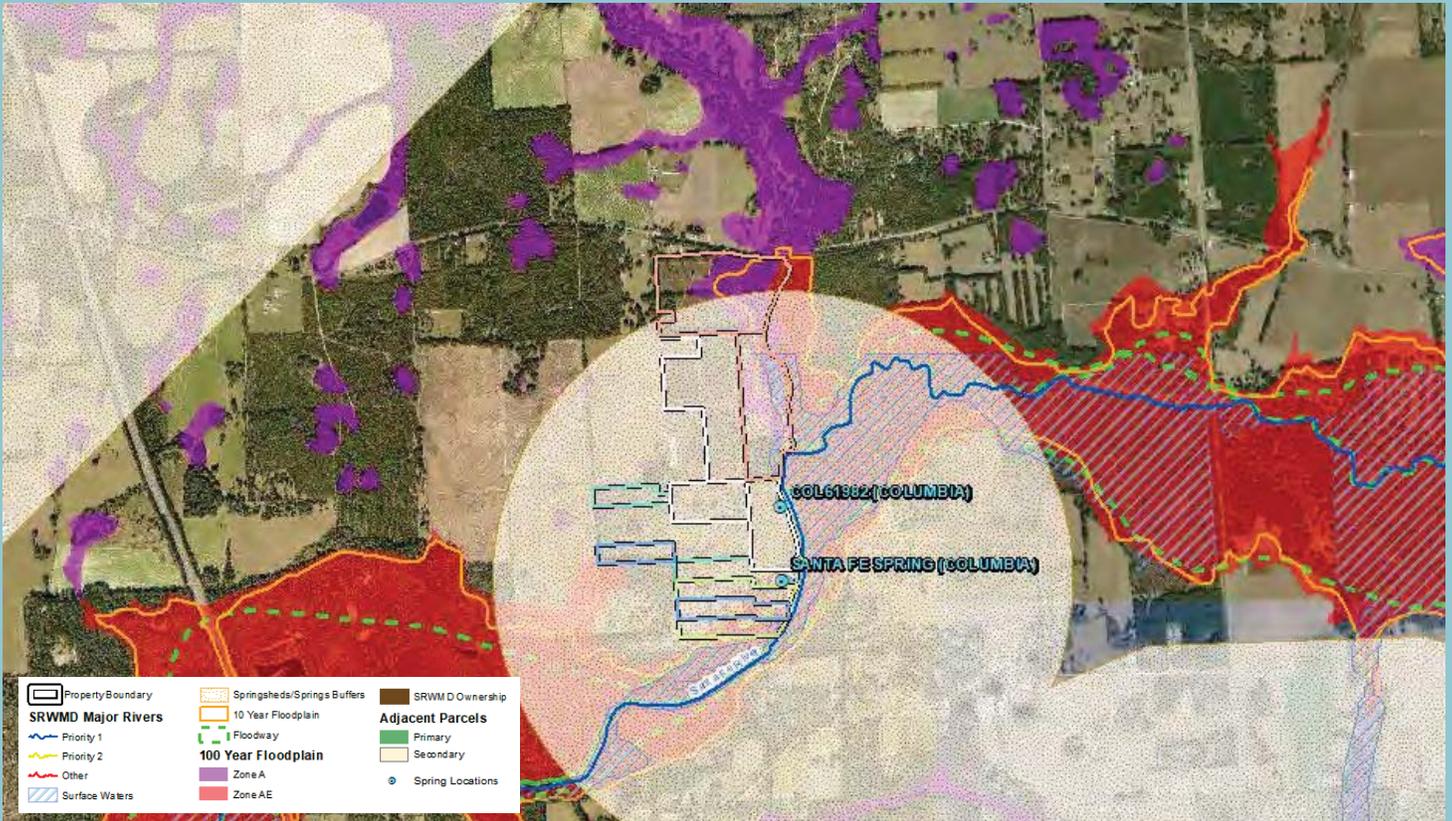
### Santa Fe Springs Property Offer Floodplain Protection

- |   |           |   |                     |
|---|-----------|---|---------------------|
|  | Zow       |  | 10 Year Floodplain  |
|  | Macray    |  | Floodway            |
|  | Pasupathi |  | 100 Year Floodplain |
|  | Graham    |  | Zone A              |
|  | Coates    |  | Zone AE             |



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# Suwannee River Water Management District Triage Analysis Results



Property Name: Santa Fe Springs

Date: 09/12/19

Acreage: ± 282

County: Columbia

Transaction Type: Acquisition

## Surface Water Protection-

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

Riverine Surface Waters? (Y) [± 12.32 ac]

## Springs Protection -

Within Springshed or springs buffers?  
(Y) [Santa Fe Spring /Col61982 Buffer]  
[± 243 ac]

## Adjacency

(N)

## Flood Protection-

Floodway? (Y) [± 8.09 ac]

10 Year Floodplain? (Y) [± 47.82 ac]

100 Year Floodplain? (Y) [± 81.05 ac]

## Miscellaneous:

PFA? (N)

WRCA? (Y) [Eastern]

BMAP? (Y) [Santa Fe]



The Zow Graham Springs Project led by Alachua Conservation Trust, will protect 254-acres, 2 springs, and approximately 1.3 river miles. Alachua Conservation Trust has successfully negotiated this project with five separate property owners, and it is set to close by February 2020.

Alachua Conservation Trust requests that the Suwannee River Water Management District serves as an acquisition partner for the Zow Graham Springs Project by providing 10%, or \$139,041, of the total project cost. Current project cost is calculated at \$1,390,410. Through private foundations, individual donors, and grants, Alachua Conservation Trust has already secured \$1,157,475 for the project. With assistance from the District, Alachua Conservation Trust is confident to complete the project.

The Zow Graham Springs Project is adjacent to the north of the Bonnett Lake Conservation Easement currently held by the District. In addition to providing connectivity to current District lands, the Zow Graham Springs Project will protect two springs that lie directly within the property boundaries. The first, known as Santa Fe Springs, is a first magnitude spring. The second, is an unnamed fourth magnitude spring. As an acquisition partner, Alachua Conservation Trust would provide the District with increased connectivity and access to the Bonnett Lake Conservation Easement, access to install monitoring equipment on the springs, and the ability to install additional monitoring wells.

Once acquired, Alachua Conservation Trust will manage the project as a public preserve with multiuse trails. Alachua Conservation Trust also plans to restore approximately 160-acres of current pasture with longleaf pine and native ground cover.

MEMORANDUM

TO: Lands Committee  
FROM: Stephen Schroeder, Office of Administration Chief  
THRU: Steve Minnis, Deputy Executive Director, Business and Community Services  
DATE: November 15, 2019  
RE: Decline the Offer to Purchase a Conservation Easement over 2,015 +/- Acres, Levy County

RECOMMENDATION

**Staff requests the Lands Committee recommend to the Governing Board that the District decline the offer to purchase a Conservation Easement over 2,015 +/- acres located in Levy County.**

BACKGROUND

The District received an offer to purchase a Conservation Easement over a 2,015 +/- acre parcel. Staff reviewed the offer and determined that ownership of the parcels would not benefit the District. The offeror was notified of the Staff recommendation and has not responded to withdraw the offer or requested to appear before the Lands Committee.

Staff is recommending that the Lands Committee recommend to the Governing Board that the offer be declined.

Copies of the property offer forms and property analysis maps are attached.

SCS/rl  
Attachments  
File #19-015

# 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: CHUCK FARMER  
 Address: P.O. BOX 38 City: OLD TOWN State: FL Zip: 32680  
 Phone: 386-397-3757 E-Mail: CHUCK.FARMER@ANDERSONCOLUMBIA.COM  
 Applicant Signature: *Chuck Farmer* Date: OCTOBER 17, 2019

**Owner of Record (Owner is Applicant yes \_\_\_ no = )**  
 Name: MADISON AVENUE (2017) LLC (DOUG ANDERSON)  
 Address: 2644 KIRKWOOD HWY SUITE 300 DEPT 990 City: NEWARK State: DE Zip: 197711  
 Phone: 386-397-5000 E-Mail: DOUG.ANDERSON@ANDERSONCOLUMBIA.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: *Doug Anderson* Date: OCTOBER 17 2019  
 Owner Signature: \_\_\_\_\_ Date: \_\_\_\_\_

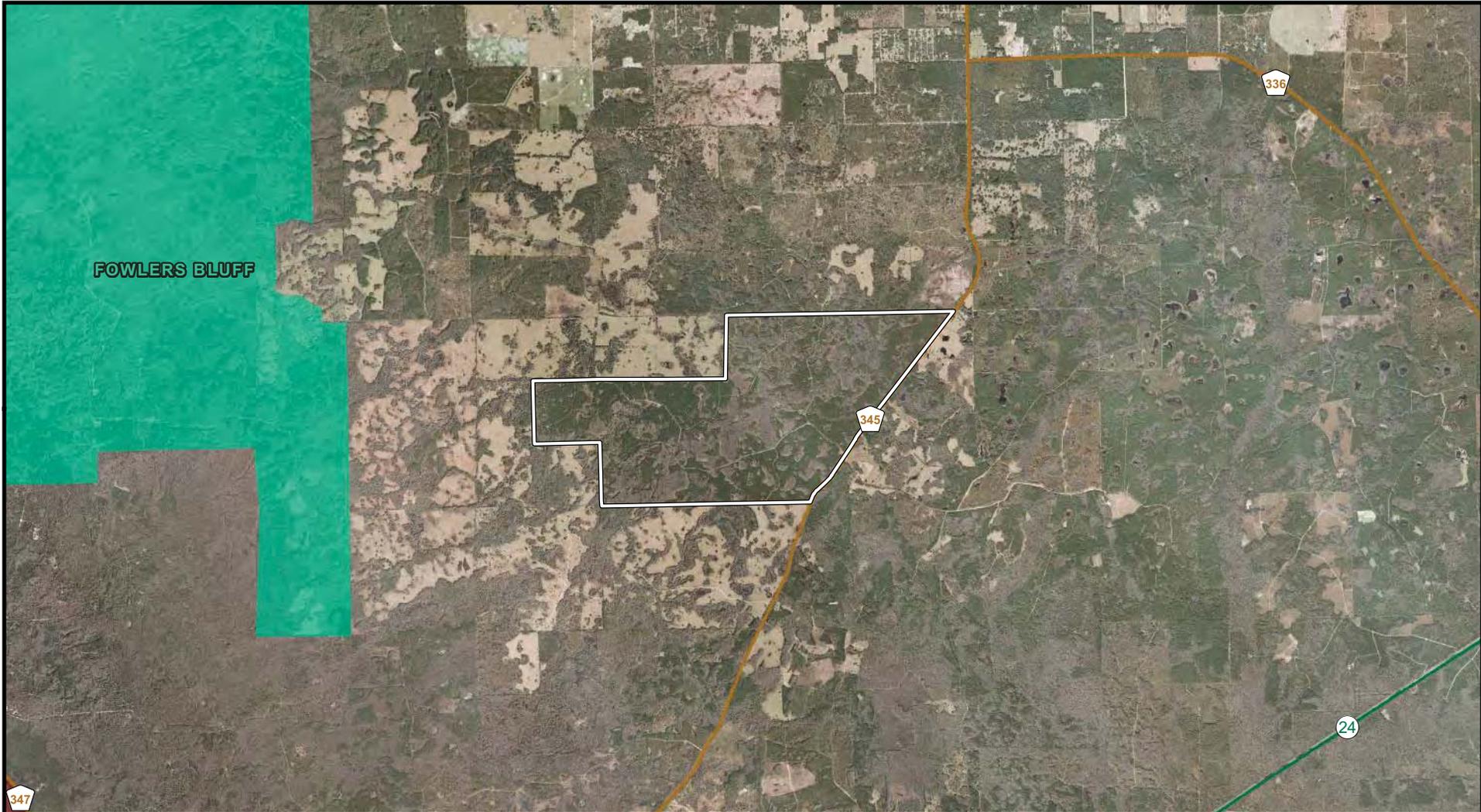
**Property/Project Information**  
 Asking Price (Fee): \_\_\_\_\_ (Conservation Easement) : PER AN APPERASIAL  
 General Location (address, intersection, etc.) \_\_\_\_\_  
 Acreage: 2015 County: LEVY COUNTY  
 Tax Parcel Number(s): SEE ATTACHED  
 Legal Description: \_\_\_\_\_  
SEE ATTACHED  
 \_\_\_\_\_  
 \_\_\_\_\_  
 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.)**  
TIMBER LEASE ON UPLANDS  
 \_\_\_\_\_  
 \_\_\_\_\_

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

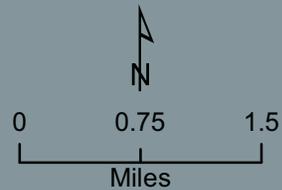
**Other Pertinent Information (Please provide any other information that may be helpful in evaluating the request.)**  
 \_\_\_\_\_  
 \_\_\_\_\_



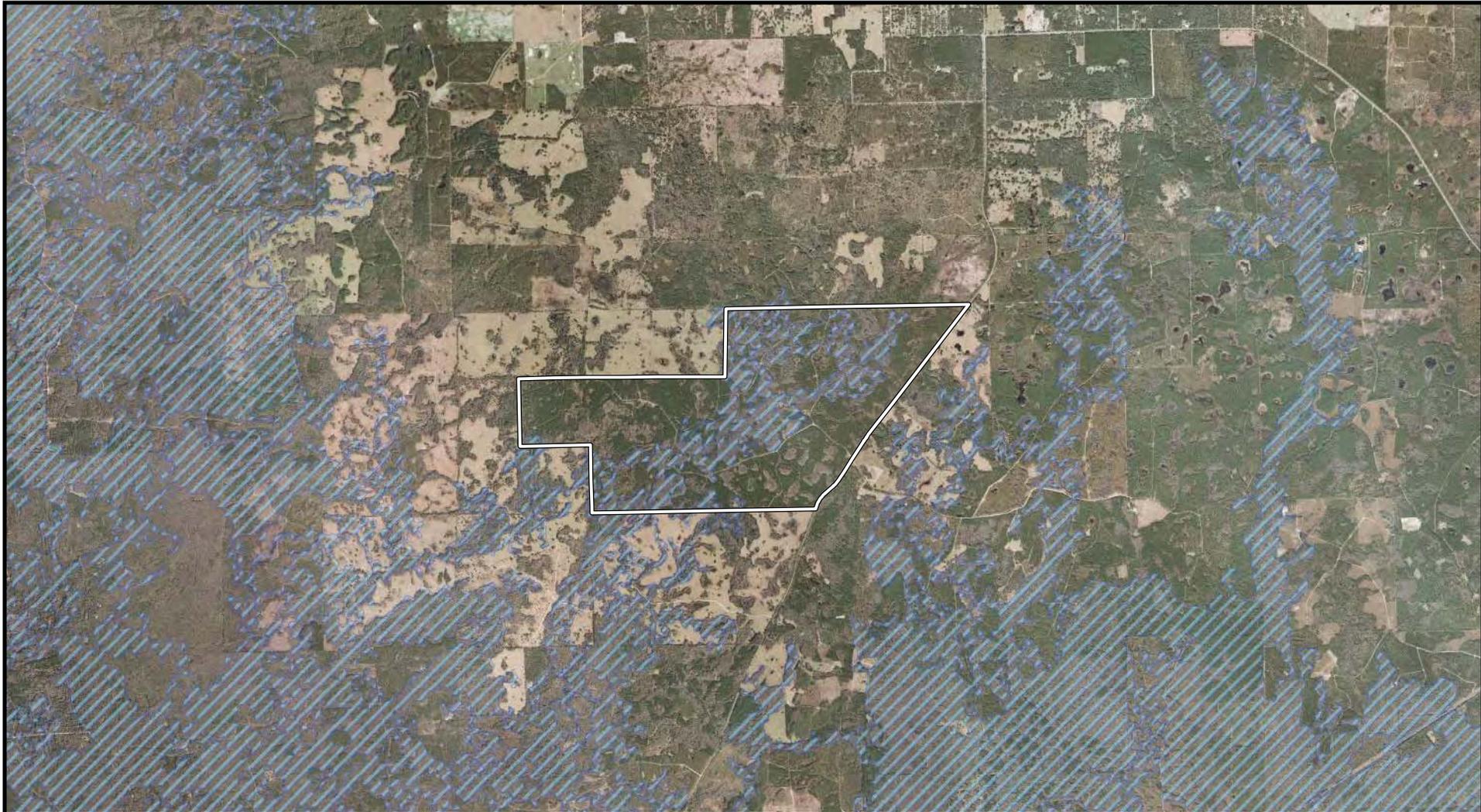


-  Property Boundary
  -  SRWMD Ownership
  -  Other Public Ownership
  -  SRWMD Proposed Acquisitions
- Adjacent Parcels Ranking**
-  Primary
  -  Secondary

**Madison Ave, LLC  
± 2015 Ac  
Levy County**



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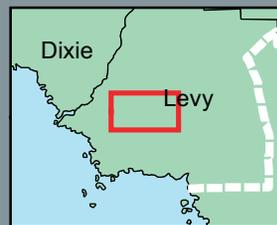


**Madison Ave, LLC  
Property Offer  
Surface Water Protection**

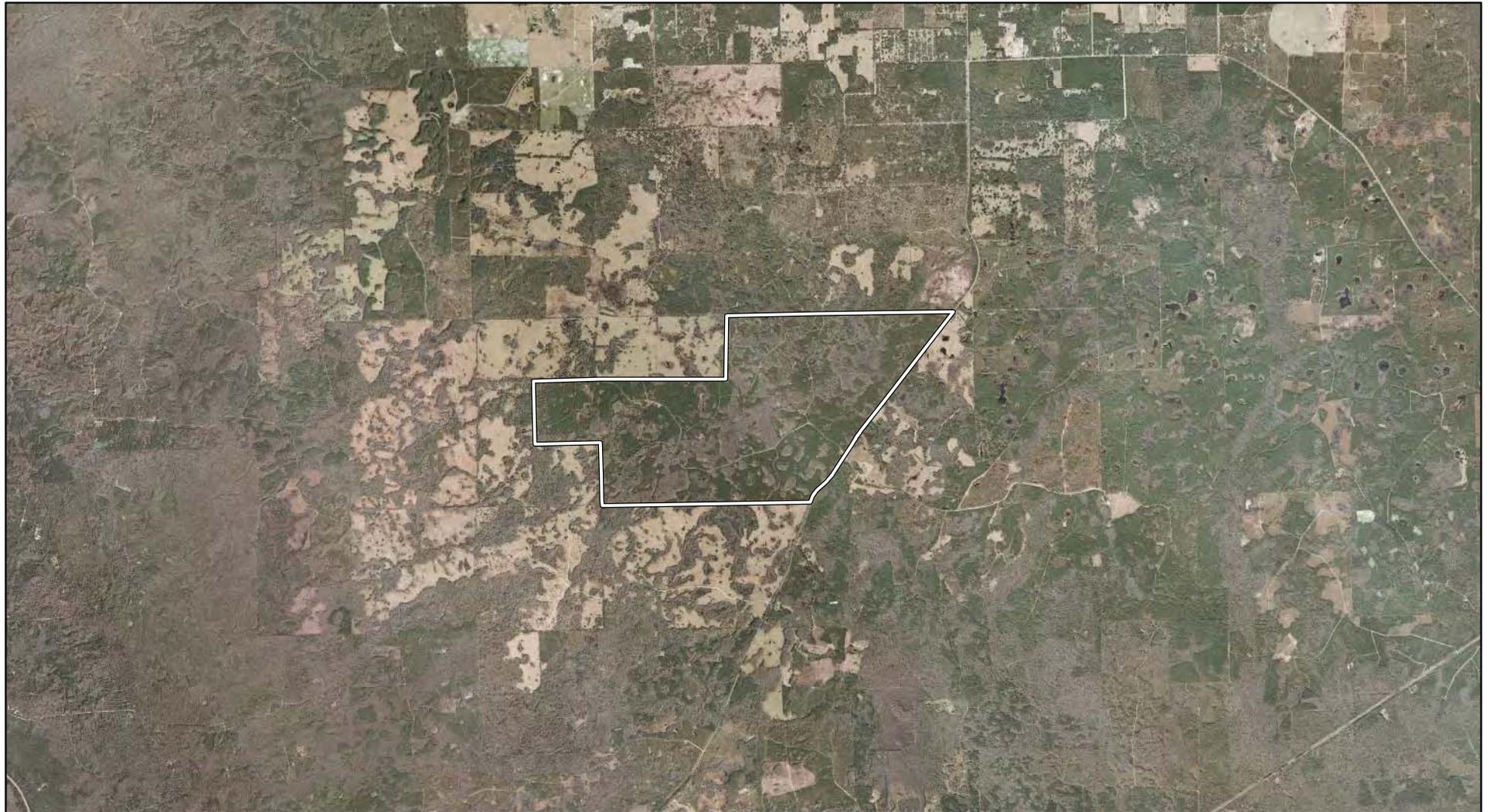
-  Property Boundary
-  Surface Waters (Riverine)

**SRWMD Major Rivers**

-  Priority 1
-  Priority 2
-  Other

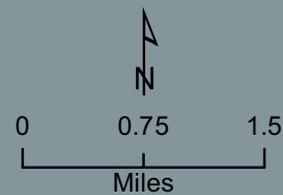


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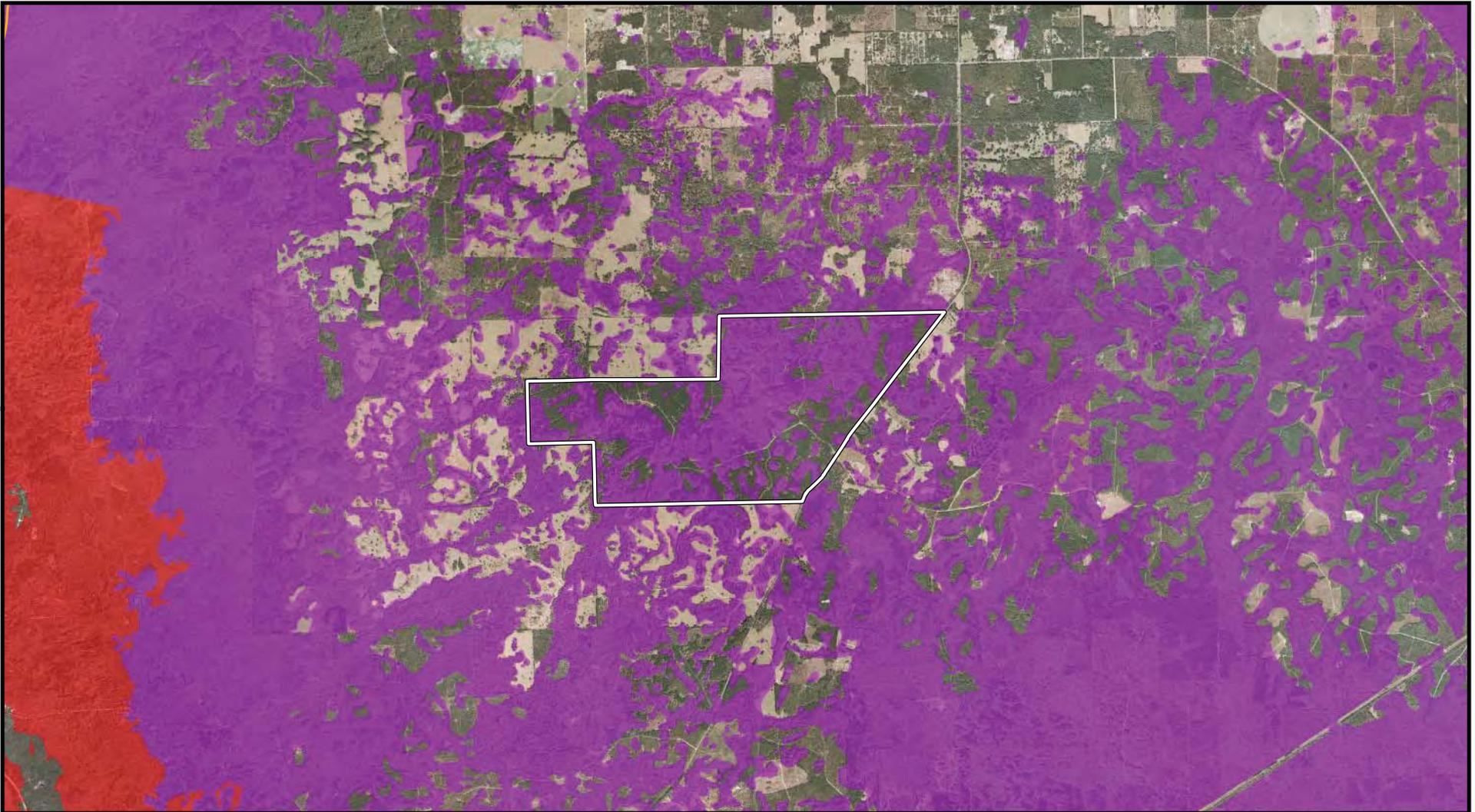


**Madison Ave, LLC  
Property Offer  
Springs Protection**

-  Property Boundary
-  Springs Protection

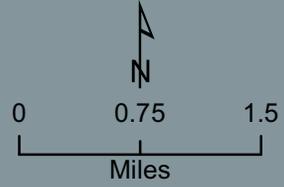


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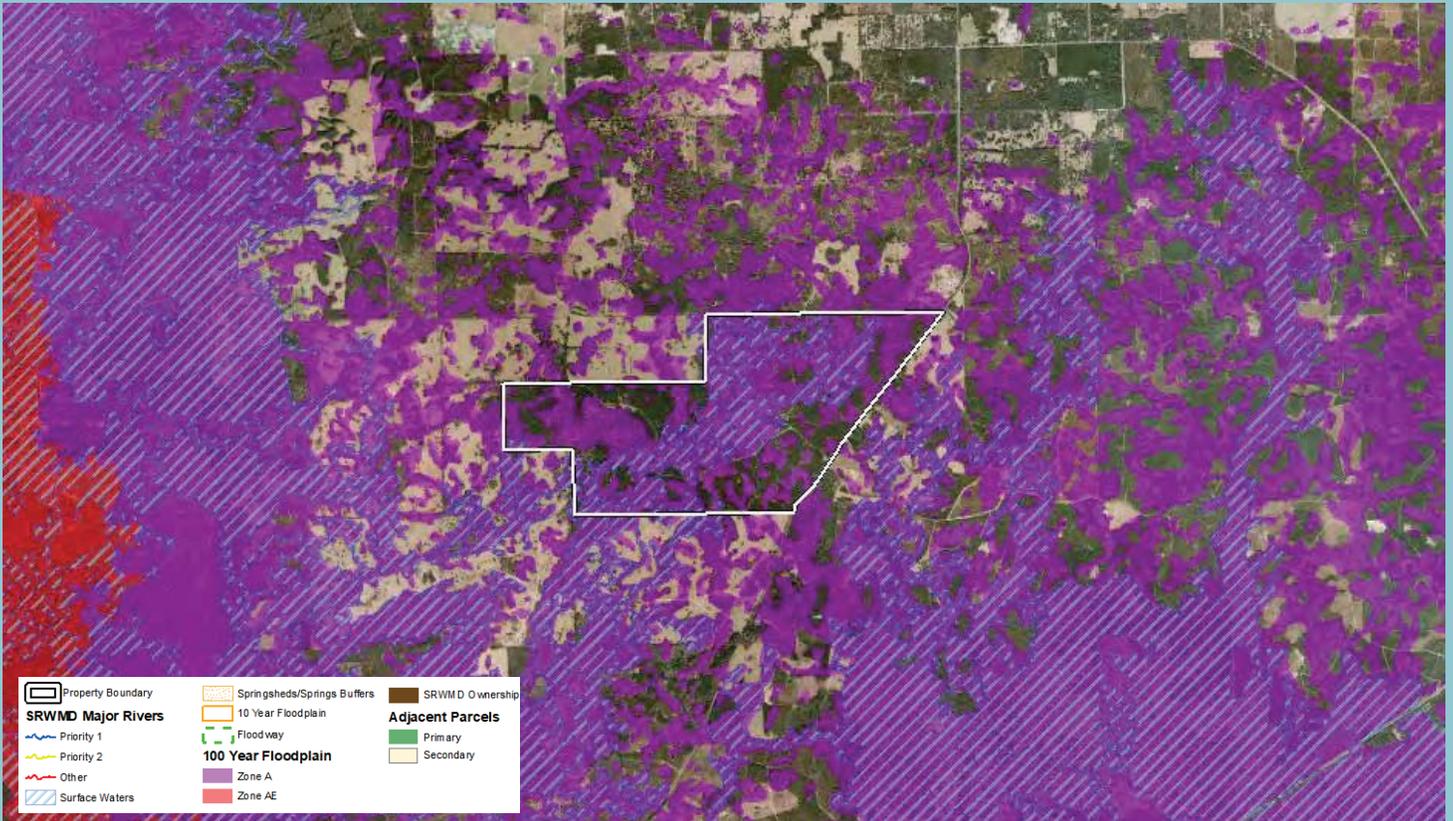
**Madison Ave, LLC  
Property Offer  
Floodplain Protection**

-  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: Madison Ave LLC  
 Acreage: 2,015  
 Transaction Type: Conservation Easement

Date: 11/14/19  
 County: Levy

## Surface Water Protection-

Major River? (N)

Riverine Surface Waters? (Y) [± 535 ac]

## Springs Protection -

Within Springshed or springs buffers?  
 (N)

## Adjacency

(N)

## Flood Protection-

Floodway? (N)

10 Year Floodplain? (N)

100 Year Floodplain? (Y) [± 1,435 ac]

## Miscellaneous:

PFA? (N)

WRCA? (N)

BMAP? (N)



MEMORANDUM

TO: Lands Committee

FROM: Stephen Schroeder, Office of Administration Chief

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

DATE: November 15, 2019

RE: Decline the Offer to Purchase Three Parcels of Real Property Comprising 3.85 +/- Acres, Dixie County

RECOMMENDATION

**Staff requests the Lands Committee recommend to the Governing Board that the District decline the offer to purchase three parcels of real property comprising 3.85 +/- acres located in Dixie County, Florida.**

BACKGROUND

The District received an offer to purchase three parcels of real property located in Dixie County, Florida. The combined price for the parcels was \$450,000 but was negotiable. Staff reviewed the offer and determined that ownership of the parcels would not benefit the District. The offeror was notified of the Staff recommendation and has not responded to withdraw the offer or requested to appear before the Lands Committee.

Staff is recommending that the Lands Committee recommend to the Governing Board that the offer be declined.

Copies of the property offer forms and property analysis maps are attached.

SCS/rl  
Attachments  
File #19-015

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

**Applicant Information**

Name: Cody Martin  
Address: 18510 Tyler Rd. City: Odessa State FL Zip: 33556  
Phone: 813-833-5283 E-Mail codymart@hotmail.com  
Applicant Signature: \_\_\_\_\_ Date \_\_\_\_\_

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

Name: Cody Martin  
Address: PO Box 843 City: Odessa State FL Zip: 33556  
Phone: 813-833-5283 E-Mail codymart@hotmail.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: \_\_\_\_\_ Date: \_\_\_\_\_  
Owner Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**Property/Project Information**

Asking Price (Fee): \$150,000 negotiable (Conservation Easement) : unknown  
General Location (address, intersection, etc.) West side of Suwannee River, 3rd lot from river's edge  
Acreage: 1.85 County: Dixie  
Tax Parcel Number(s): 30-08-14-6890-0000-0070  
Legal Description: 30-31 8 14 TRACT 7 SUW HIDE-A-WAY UNREC S/D FURTHER DESC BY CONTRACT in ORB 67 p 202-204  
30-31 8 14 TRACT 7 SUW HIDE-A-WAY UNREC S/D FURTHER DESC BY CONTRACT IN ORB 67 P 202-204 ORB 90 P 726 ORB 1

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 liens

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

none

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

A good portion of this property is wetland. Asking price is based off previous sale of parcel 30-08-14-6888-004-0100 in 2010 and is negotiable.

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

**Applicant Information**

Name: Cody Martin  
Address: 18510 Tyler Rd. City: Odessa State FL Zip: 33556  
Phone: 813-833-5283 E-Mail codymart@hotmail.com  
Applicant Signature: \_\_\_\_\_ Date \_\_\_\_\_

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Owner Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**Property/Project Information**

Asking Price (Fee): \$150,000 negotiable (Conservation Easement) : unknown  
General Location (address, intersection, etc.) West side of Suwannee River, 3rd lot from river's edge  
Acreage: 1.85 County: Dixie  
Tax Parcel Number(s): 30-08-14-6890-0000-0070  
Legal Description: 30-31 8 14 TRACT 7 SUW HIDE-A-WAY UNREC S/D FURTHER DESC BY CONTRACT in ORB 67 p 202-204  
30-31 8 14 TRACT 7 SUW HIDE-A-WAY UNREC S/D FURTHER DESC BY CONTRACT IN ORB 67 P 202-204 ORB 90 P 726 ORB 114 P 349-353 ORB 296 P 140 ORB 344 P 226 ORB 435 P 673

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 liens

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Owner Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**Property/Project Information**

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General Location (address, intersection, etc.) West side of Suwannee River, 3rd lot from river's edge  
Acreage: 1.85 County: Dixie  
Tax Parcel Number(s): 30-08-14-6890-0000-0070  
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30-31 8 14 TRACT 7 SUW HIDE-A-WAY UNREC S/D FURTHER DESC BY CONTRACT IN ORB 67 P 202-204 ORB 90 P 726 ORB 114 P 349-353 ORB 296 P 140 ORB 344 P 226 ORB 435 P 673

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 liens

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

none

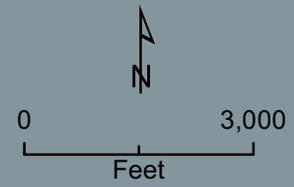
**Other Pertinent Information** (*Please provide any other information that may be helpful in evaluating the request.*)

A good portion of this property is wetland. Asking price is based off previous sale of parcel 30-08-14-6888-004-0100 in 2010 and is negotiable.

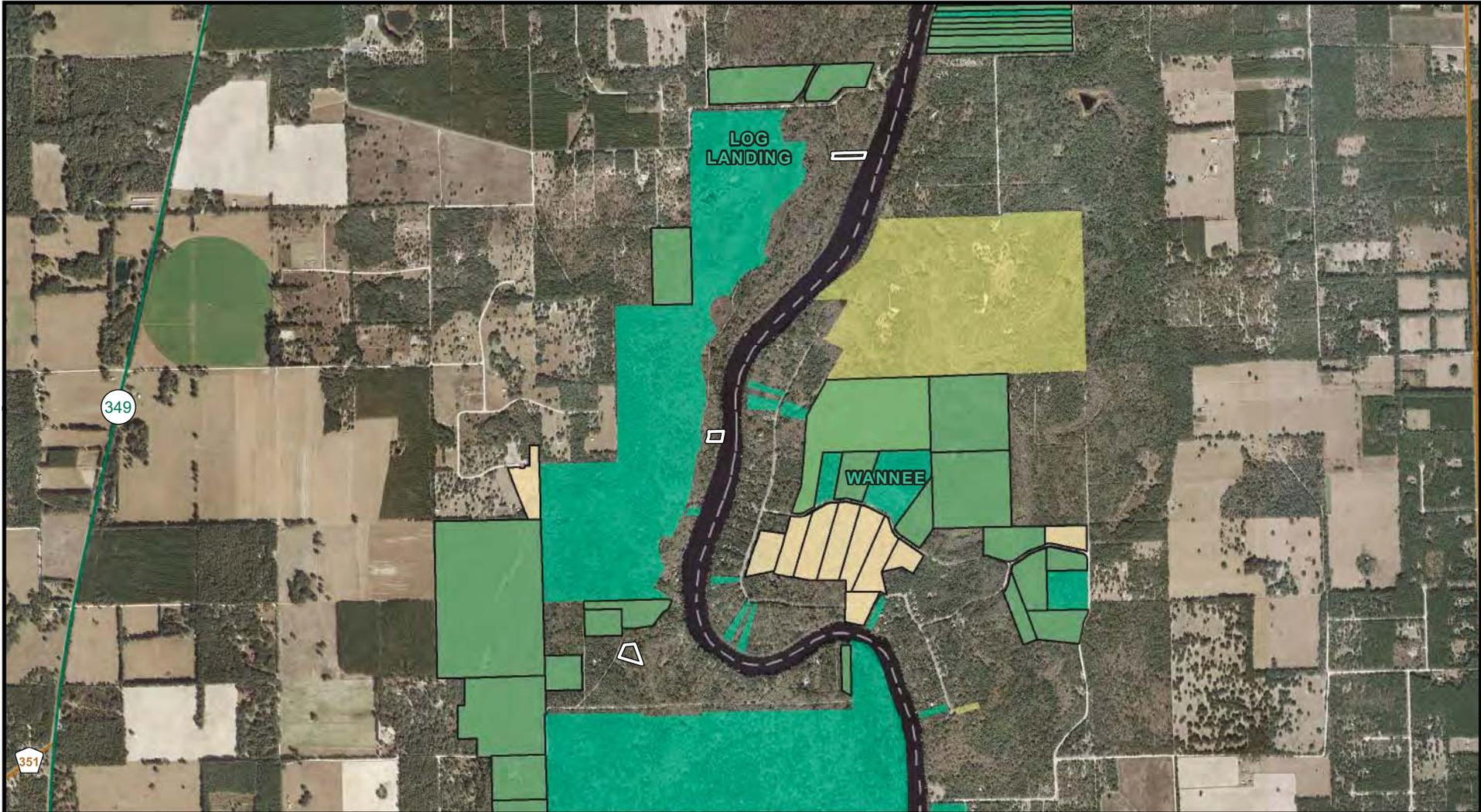


**Log Landing (Martin)  
Property Offer  
Surface Water Protection**

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



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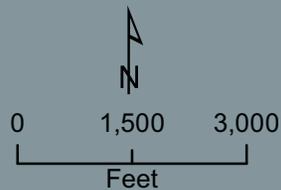


-  Property Boundary
-  SRWMD Ownership
-  Other Public Ownership
-  SRWMD Proposed Acquisitions

**Adjacent Parcels Ranking**

-  Primary
-  Secondary

**Log Landing (Martín)**  
 $\pm 3.84$  Ac  
 Dixie County

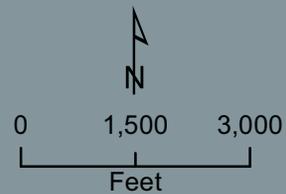


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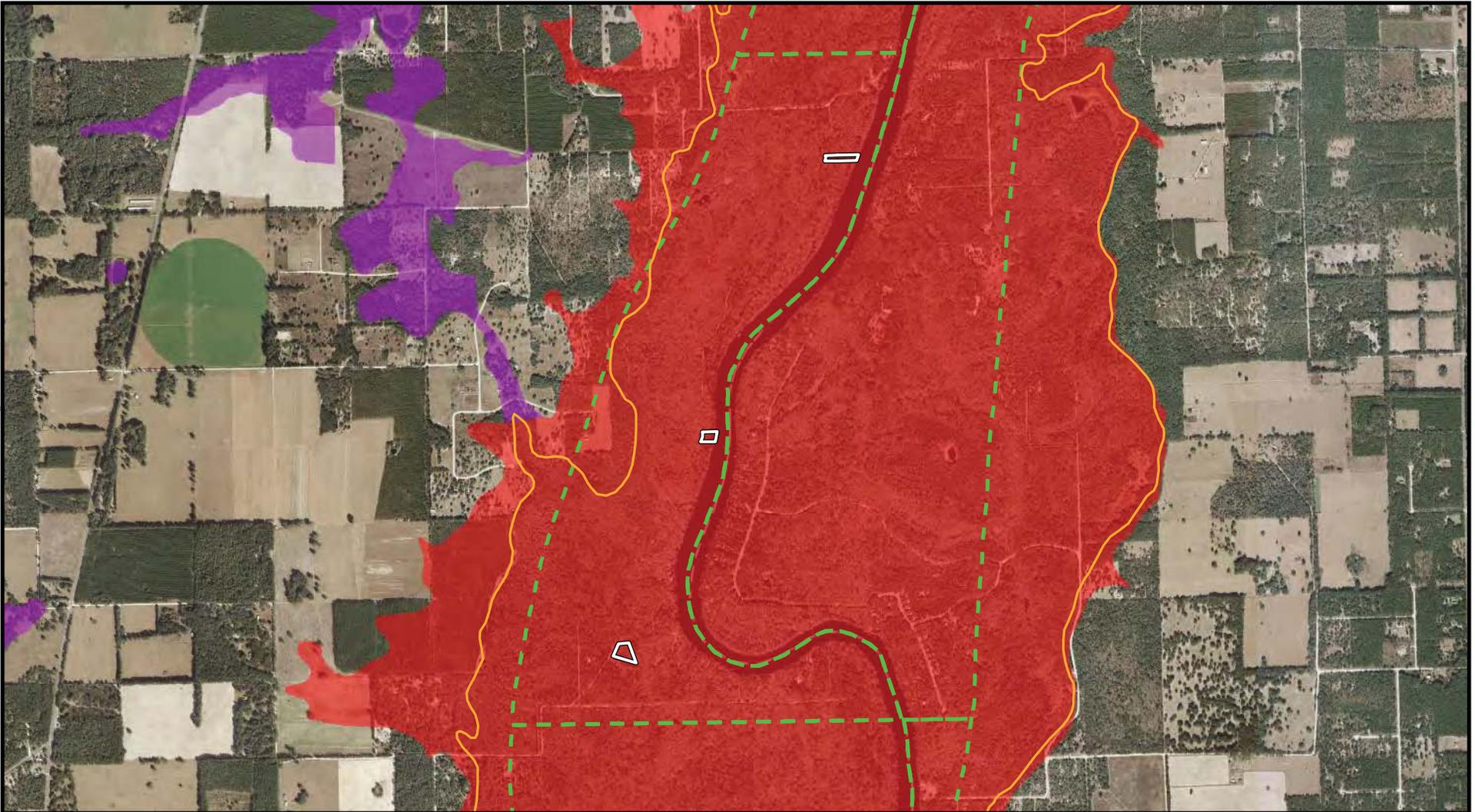


**Log Landing (Martin)  
Property Offer  
Springs Protection**

-  Property Boundary
-  Springs Protection

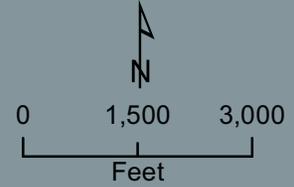


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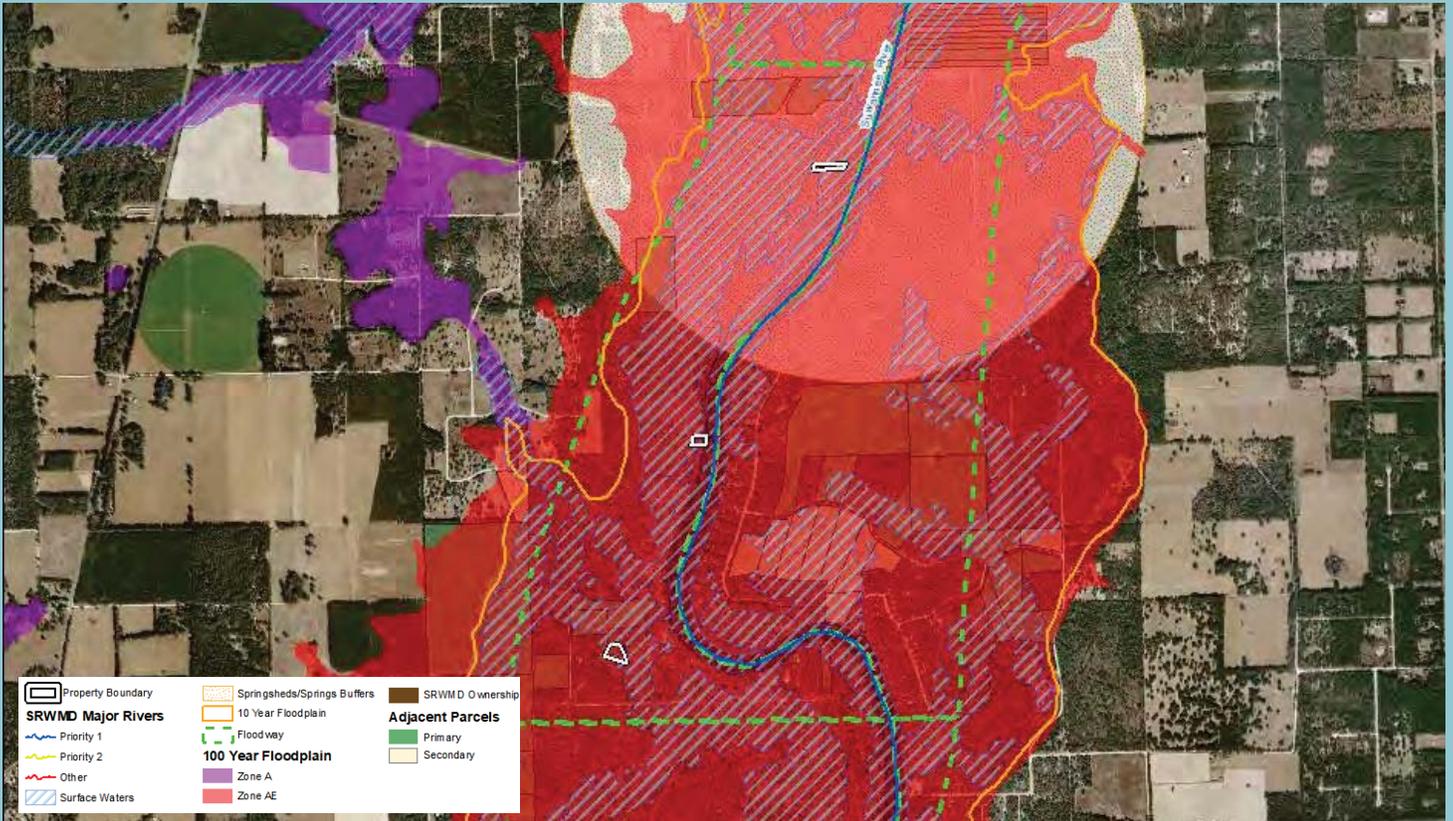
### Log Landing (Martin) Property Offer Floodplain Protection

-  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: Log Landing (Martin)

Date: 10/17/19

Acreage: ± 3.84

County: Dixie

Transaction Type: Acquisition

## Surface Water Protection-

Major River? (Y) [Suwannee - Priority 2]

Riverine Surface Waters? (Y) [± 2.14 ac]

## Springs Protection -

Within Springshed or springs buffers? (Y - Northern parcel only) [Springs buffer] [± 1.20 ac]

## Adjacency

(N)

## Flood Protection-

Floodway? (Y) [± 3.84 ac]

10 Year Floodplain? (Y) [± 3.84 ac]

100 Year Floodplain? (Y) [± 3.84 ac]

## Miscellaneous:

PFA? (N)

WRCA? (N)

BMAP? (Y) [Suwannee]



## MEMORANDUM

TO: Lands Committee

FROM: Stephen Schroeder, Office of Administration Chief

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

DATE: November 15, 2019

RE: Approval to Declare as Surplus a 101 +/- Acre Parcel of Real Property Located in Columbia County and Authorize Negotiations for the Transfer of the Parcel to the Town of Fort White

### RECOMMENDATION

**Staff requests the Lands Committee recommend to the Governing Board that the District declare as surplus a 101 +/- acre parcel of real property located in Columbia County and authorize negotiations for the transfer of the parcel to the Town of Fort White.**

### BACKGROUND

The District received a request from the Town of Fort White (Town) for the transfer of a 101 +/- parcel of real property located in Columbia County for use as a wellfield for the Town. The District purchased the property in October 2007 for the amount of \$1,542,444. Governing Board Resolution 2007-34 specifically provides that the land is being purchased for “water management purposes” and is purchased pursuant to the Florida Forever Act. The land was purchased using Florida Forever Funds. The Town of Fort White is seeking to obtain ownership of the parcel for purposes of establishing a new wellfield for the Town’s water supply. After review, District staff found that the property does not offer any project potential to the District and that conservation purposes can be maintained within the proposed transaction.

Staff recommends that the parcel be declared surplus and that the District enter into negotiations with the Town for the conveyance to the Town. Staff recommends that any conveyance include restrictions, either through deed restrictions or a conservation easement limiting use by the Town to a wellfield and related infrastructure and facilities and no other development. Further, staff recommends that any conveyance be subject to a reversionary clause that would revert ownership to the District should the Town not utilize the parcel for the intended use within a specified time. Staff is recommending that the Lands Committee recommend to the Governing Board that the parcel be declared surplus and authorize Staff to enter into negotiations for the conveyance to the Town of Fort White on the terms set forth above.

Copies of the letter requesting this action from the Town of Fort White, Governing Board Resolution 2007-34 and property maps are attached.

SCS/rl  
Attachments  
File #05-019

# Town of Fort White

Post Office Box 129 Fort White, Florida 32038-0129  
118 SW Wilson Springs Road  
Town Hall - (386) 497-2321 • Fax (386) 497-4946  
Email: [town@fortwhitefl.com](mailto:town@fortwhitefl.com)  
Website: [fortwhitefl.com](http://fortwhitefl.com)

November 4, 2019

Mr. Steve Minnis  
Deputy Executive Director, SRWMD  
9225 County Road 49  
Live Oak, FL 32060

RE: Request for transfer of Levings Property to Town of Fort White (Town)

Dear Mr. Minnis,

The Suwannee River Water Management District conducted a well field siting report in July 2005 and purchased the Levings Property in December 2007 for the Town to relocate the well head. Our greatest concern has become the water quality at the current well location where drinking water is being drawn near the stormwater retention area. Recent testing has shown elevated THM in the Town's water supply and, by relocating the well, we would eliminate or significantly reduce THM, water color, and other contamination issues throughout the distribution system reducing the need for treatment processes.

I am asking that this project continue so Fort White can provide clean, safe drinking water for the approximately 550 residents and 2,000 school children within our Town. The engineering estimate has been completed by North Florida Professional Services and State Appropriation Requests have been submitted along with SRF Funding Requests to allow the Town to move forward with this project. Thank you for consideration.

Sincerely,



Katy Hughes  
Town Clerk

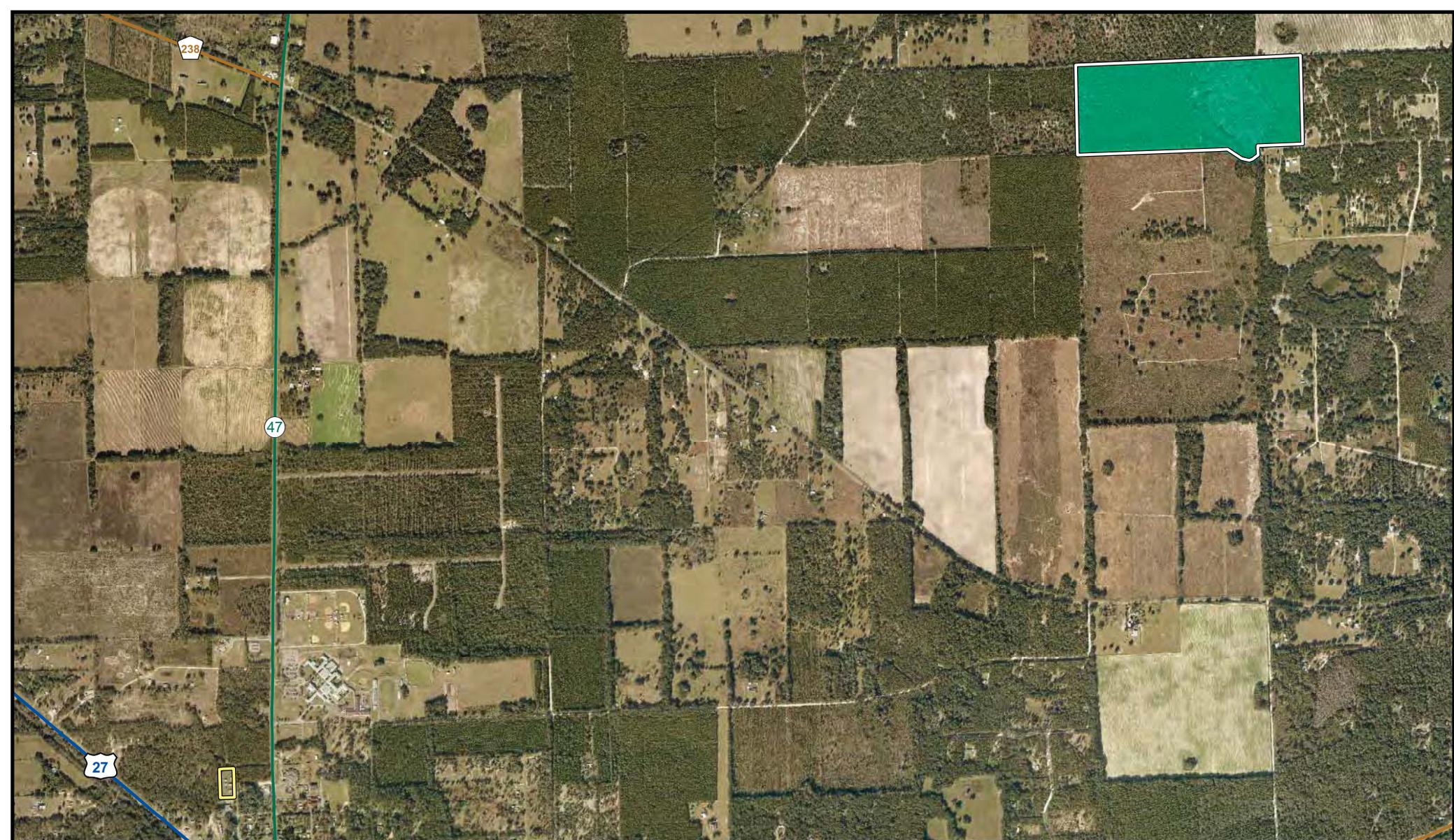
District #1  
Donald Cook  
386-365-4111

District #2  
James Richardson  
352-316-8467

District #3  
Mary Fleming  
386-288-1437

District #4  
Matthew Lance  
352-317-6226

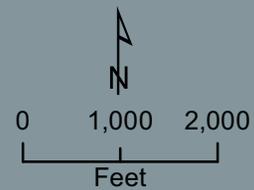
Mayor  
Ronnie Frazier, Jr.  
904-333-3183



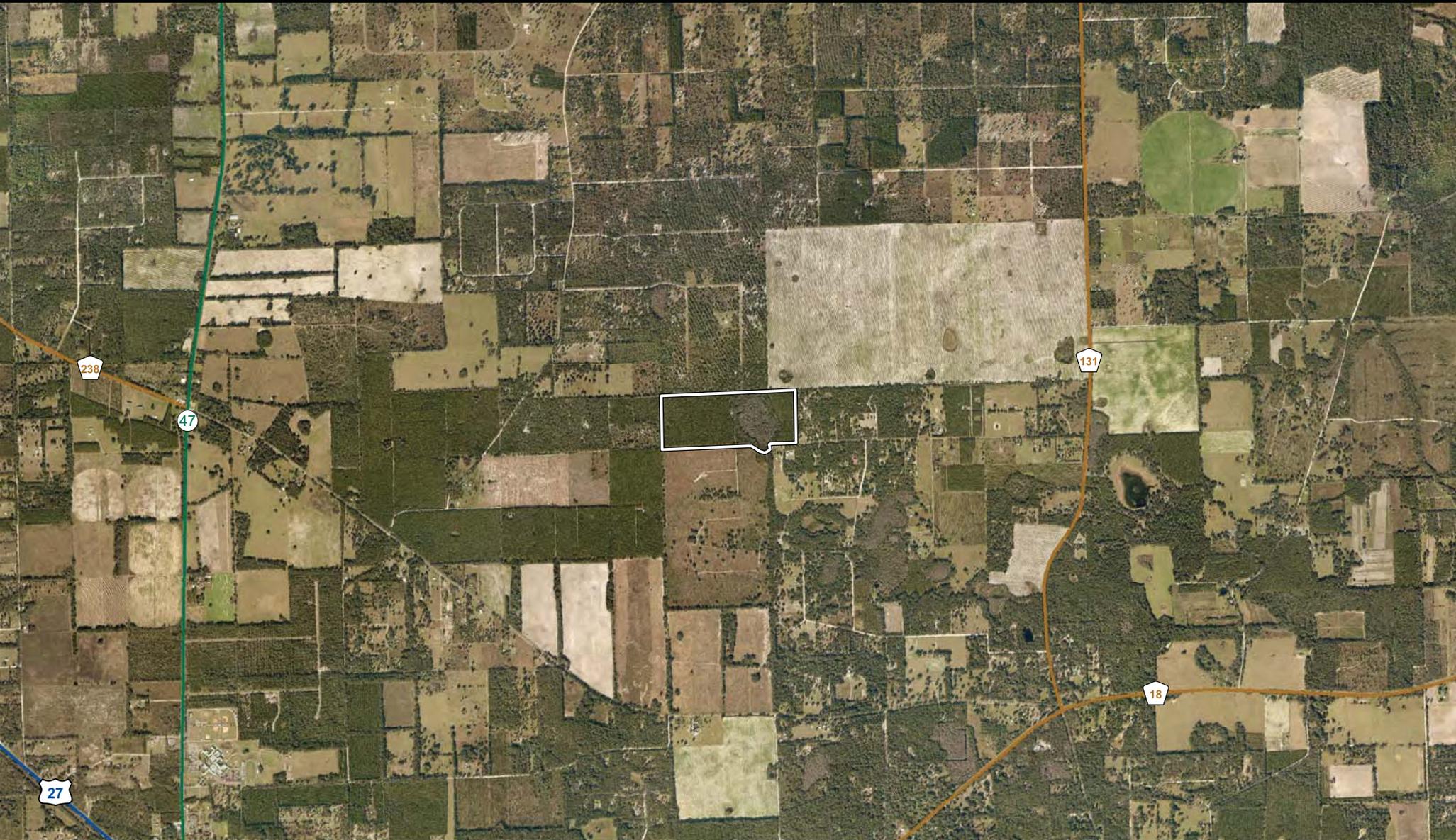
**Fort White Wellfield**  
**± 101 Ac**  
**Columbia County**



-  Property Boundary (Proposed Wellfield)
-  Current Fort White Wellfield
-  SRWMD Ownership
-  Other Public Ownership



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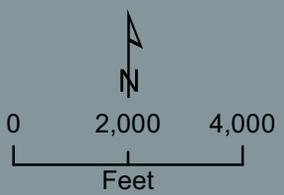


**Fort White Wellfield**  
**± 101 Ac**  
**Columbia County**

-  Property Boundary
-  Other Public Ownership
-  SRWMD Proposed Acquisitions

**Adjacent Parcels Ranking**

-  Primary
-  Secondary



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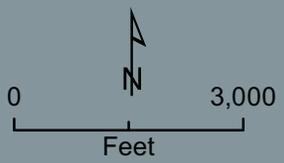
### Fort White Wellfield Property Offer Surface Water Protection



- Property Boundary
- Surface Waters (Riverine)

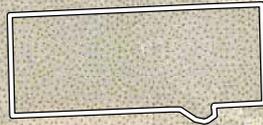
#### SRWMD Major Rivers

- Priority 1
- Priority 2
- Other



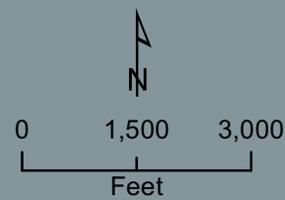
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Itchetucknee Springshed

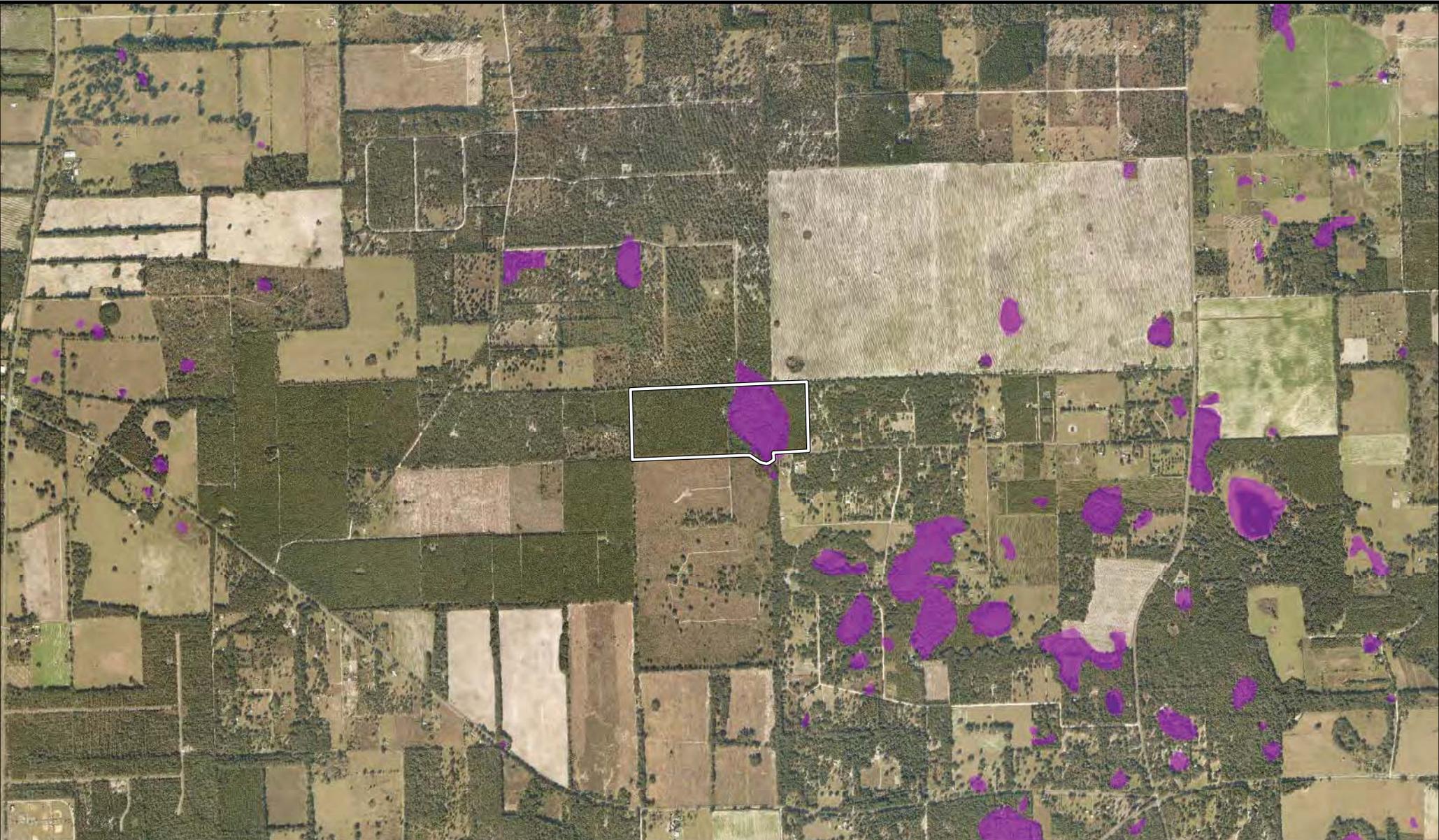


### Fort White Wellfield Property Offer Springs Protection

-  Property Boundary
-  Springs Protection

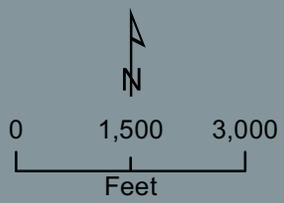


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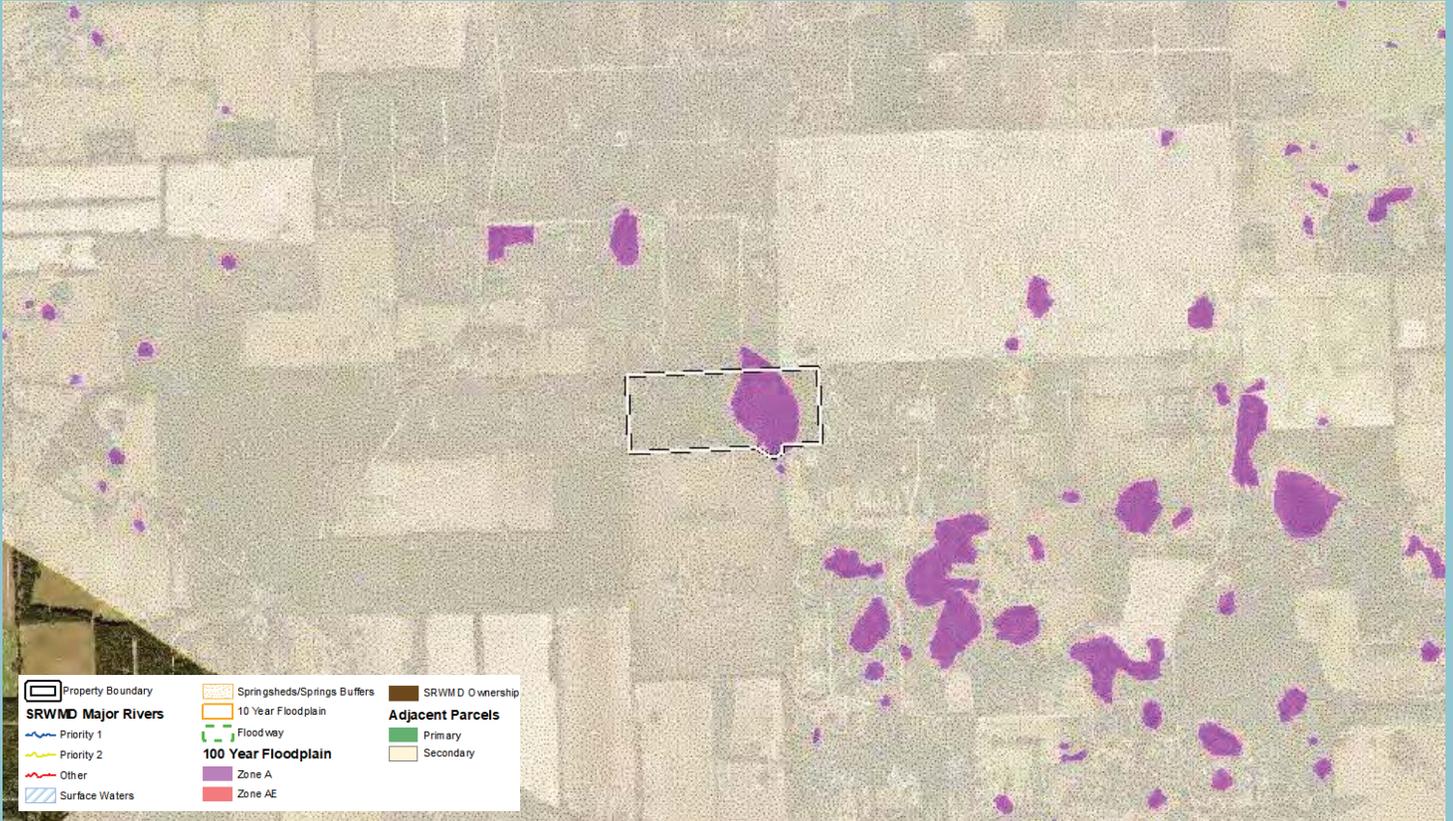
-  Property Boundary
-  10 Year Floodplain
-  Floodway
-  100 Year Floodplain
-  Zone A
-  Zone AE

## Fort White Wellfield Property Offer Floodplain Protection



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# Suwannee River Water Management District Triage Analysis Results



Property Name: Fort White Wellfield

Date: 11/14/19

Acreage: ± 101

County: Columbia

Transaction Type: Surplus

## Surface Water Protection-

Major River? (N)

Riverine Surface Waters? (N)

## Springs Protection -

Within Springshed or springs buffers?  
(Y) [Itchetucknee Springshed] [± 101 ac]

## Adjacency

(N)

## Flood Protection-

Floodway? (N)

10 Year Floodplain? (N)

100 Year Floodplain? (Y) [± 27.72 ac]

## Miscellaneous:

PFA? (Y) [Itchetucknee]

WRCA? (Y) [Eastern]

BMAP? (Y) [Santa Fe]



**SUWANNEE RIVER WATER MANAGEMENT DISTRICT**

**RESOLUTION NO. 2007-34**

**RESOLUTION APPROVING THE ACQUISITION OF LAND OWNED BY ALBERT S. LEVINGS, JR., THE EXERCISE OF AN OPTION TO PURCHASE SAID PROPERTY, AND THE REQUEST FOR FUNDS FROM THE FLORIDA FOREVER TRUST FUND FOR ACQUISITION OF SAID PROPERTY**

**WHEREAS**, the Suwannee River Water Management District has been offered lands owned by Albert S. Levings, Jr., consisting of approximately 102 acres in Columbia County, Florida, a legal description and map of said lands being attached hereto; and

**WHEREAS**, the purchase price for said lands shall be \$15,122 per acre for a total of \$1,542,444; and

**WHEREAS**, the acquisition is consistent with the five-year plan of acquisition filed with the Legislature and the Florida Department of Environmental Protection and is consistent with Section 373.199, Florida Statutes (F. S.); and

**WHEREAS**, said lands serve to protect the water supply of the Ft. White area residents; and

**WHEREAS**, said lands are being acquired in fee for water management purposes; and

**WHEREAS**, the funds hereinafter requested will be used only for the acquisition costs of said lands, and that the acquisition costs of said lands shall include fees for survey, appraisal, and legal activities necessary for the proper transfer of title to said real property; and

**WHEREAS**, said lands meet goal D3 (groundwater recharge areas critical to springs, sinks, aquifers, other natural systems, or water supply) of the Florida Forever Act as described in FS 259.105(4); and

**WHEREAS**, said lands will be made available for passive general recreational uses not inconsistent with the water management purposes for which they are being acquired; and

**WHEREAS**, said lands shall be maintained in an environmentally acceptable manner, and to the extent possible compatible with groundwater protection; and

**WHEREAS**, should this District subsequently dispose of said lands, all revenues derived therefrom will be used to acquire or manage other lands for water management, water supply, and the conservation and protection of water resources; and

**WHEREAS**, said lands have been appraised by two independent real estate appraisers and were approved for acquisition after duly noticed public hearing thereon; and

**WHEREAS**, the purchase price of the lands to be acquired is less than or equal to the appraised values, based on the certified appraisals used to determine the value of the lands to be purchased; and

**WHEREAS**, potential claims by the state to sovereignty submerged lands have been considered; and

**WHEREAS**, said lands are not being acquired as right-of-way for canals or pipelines; and

**WHEREAS**, an environmental audit shall be performed prior to closing, and before the purchase of any land found to be contaminated a remediation plan will be submitted to the Department; and

**WHEREAS**, funds are available for payment of the acquisition costs and associated expenses and fees for said parcel through funds deposited in the Florida Forever Trust Fund to the credit of the Suwannee River Water Management District.

**NOW, THEREFORE, BE IT RESOLVED** by the Governing Board of the Suwannee River Water Management District:

(1) Acquisition of the described lands owned by Albert Levings, Jr., his successors or assigns, is approved and the Executive Director is authorized to exercise an option on behalf of the District.

(2) The above statements are hereby certified and declared to be true and correct, and the acquisition of said parcel is hereby further certified to be consistent with this District's plan of acquisition and Section 373.199, F. S.

(3) District hereby requests the Secretary of the Department of Environmental Protection to approve the release of funds from the Florida Forever Trust Fund in the sum of approximately \$1,542,444 for land and associated closing costs pending documentation of actual District's direct

acquisition costs at a time subsequently requested and documented by District to Department.

**PASSED AND ADOPTED THIS 9<sup>th</sup> DAY OF OCTOBER, 2007, A.D.**

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

*Louis Shiver*

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**MEMBERS OF THE BOARD:**

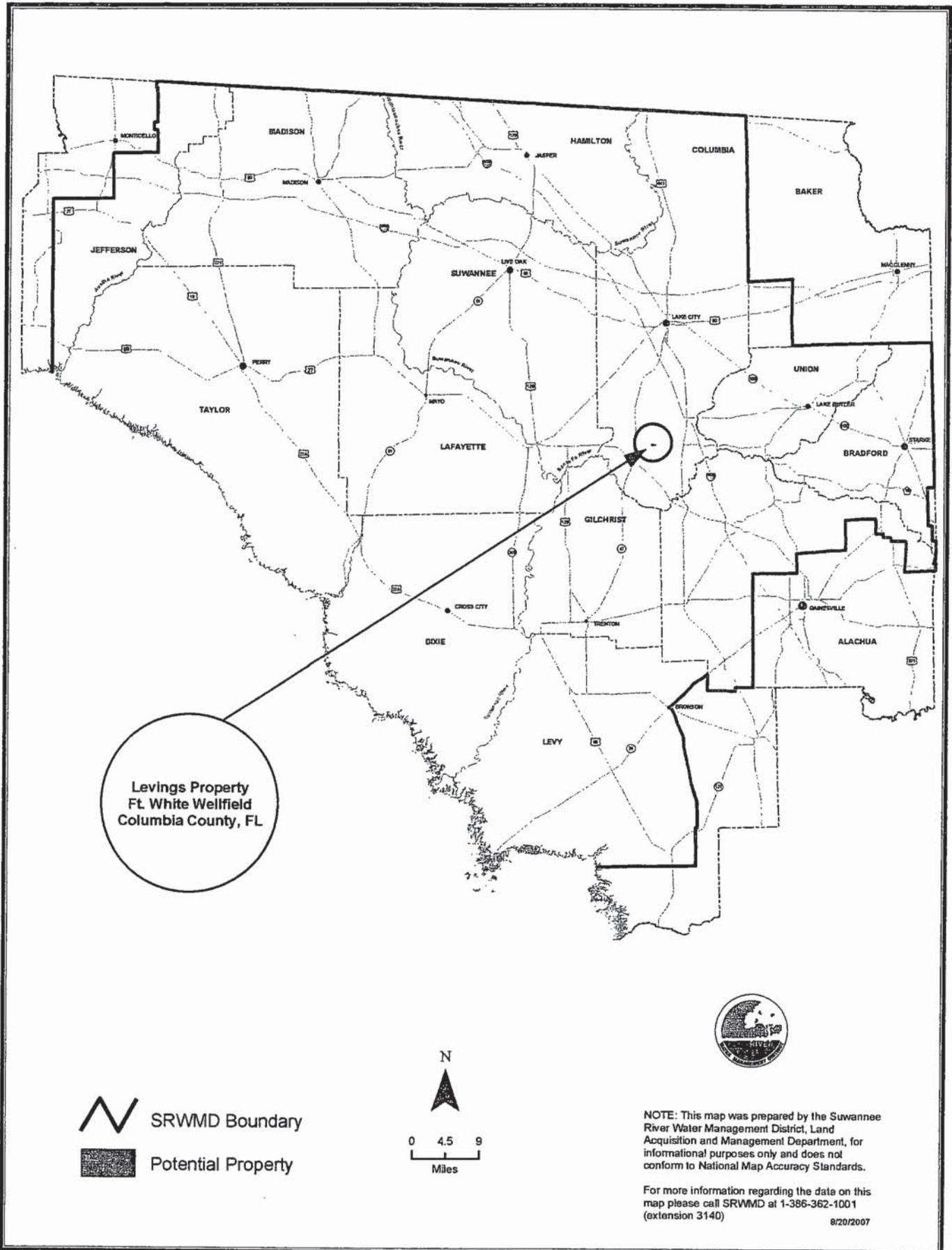
**LOUIS SHIVER, CHAIRMAN  
JOHN PAUL MAULTSBY, VICE CHAIRMAN  
GEORGIA JONES, SECRETARY/TREASURER  
KELBY ANDREWS  
DON CURTIS  
DR. C. LINDEN DAVIDSON  
DAVID FLAGG  
OLIVER J. LAKE  
SYLVIA J. TATUM**

**ATTEST:**

*[Handwritten Signature]*

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Levings Property  
 Ft. White Wellfield  
 Columbia County, FL

 SRWMD Boundary  
 Potential Property



NOTE: This map was prepared by the Suwannee River Water Management District, Land Acquisition and Management Department, for informational purposes only and does not conform to National Map Accuracy Standards.

For more information regarding the data on this map please call SRWMD at 1-386-362-1001 (extension 3140)

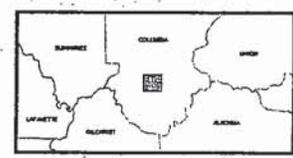
8/20/2007



SW DUMORAH HILL ST

Levings Property

**Levings/Ft. White Wellfield**  
**Ichetucknee CA**  
**Columbia County, FL**



NOTE: The aerial photography imagery on this map is a U.S. Geological Survey (USGS) Digital Orthophoto Quad (DOQ) and based on photographs of the USGS taken in the spring of 2004. This map was prepared by the Suwannee River Water Management District (SRWMD) for informational purposes only. SRWMD does not guarantee the quality, accuracy or suitability for any uses of this data, and no warranty is expressed or implied. More information regarding the data portrayed on this map can be found by contacting the SRWMD at (386) 362-1001. NC 2005 Lafayette County Imagery.

PM: TED  
 GIS: GH  
 PD: 8/20/07