

**SUWANNEE RIVER WATER MANAGEMENT DISTRICT
LANDS COMMITTEE MEETING AGENDA**

In compliance with Governor DeSantis Executive Order 20-52 which outlines measures to mitigate COVID-19, the District is hosting the April Governing Board meeting via communication media technology and/or remote conferencing technology.

**The Meeting will be conducted via *GoTo Webinar* for Presentations Only
with a separate call-in number for the Audio**

GoTo Webinar Link: <https://attendee.gotowebinar.com/register/9117763251472051212>

Audio: Toll Free 1-888-585-9008
Conference Room Number: 704-019-452 #

April 14, 2020
Following Board Meeting

1. Call to Order / Committee Roll Call
2. Public Comment

General Discussion / Updates
3. Riverview Road Acquisition – Gilchrist County

Land Acquisition / Property Offers

None

Conservation Easement Modification Requests

None

Surplus Lands
4. Santa Fe Oasis – Gilchrist County
5. Suwannee River Electric Cooperative Easement Request – Lafayette Blue Springs – Lafayette County

Title / Deed Modifications and Corrections
6. Announcements
7. Adjournment

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

Definitions:

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

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

MEMORANDUM

TO: Lands Committee

FROM: Stephen Schroeder, Business and Community Services Manager

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

DATE: March 27, 2020

RE: Approval of Declaration of Surplus for a 0.76 acre +/- Parcel of Real Property (Santa Fe Oasis) – Gilchrist County

RECOMMENDATION

Staff requests the Lands Committee recommend to the Governing Board that the District declare a 0.76 acre +/- parcel of real property within Santa Fe Oasis Subdivision in Gilchrist County surplus and authorize final disposition of the property in accordance with Chapter 373, Florida Statutes.

BACKGROUND

The District received an inquiry from the public seeking to purchase a 0.76 acre +/- parcel of property located Gilchrist County and to be identified as the Santa Fe Oasis. After staff review, it was determined the parcel no longer serves the needs of the District. The parcel was purchased in 1999 using Save our Rivers funding and no longer serves a conservation purpose for the District in that it is no longer needed to be owned in order to further the District's land conservation purposes of flood control, water storage, water management, conservation, and protection of water resources, aquifer recharge, water resource and water supply development, and preservation of wetlands, streams, and lakes, as per section 373.016, Florida Statutes. The parcel is not adjacent to other District owned lands.

The District intends to offer the parcel for sale to adjacent property owners first but is requesting authority to dispose of the parcel in accordance with sections 373.056 and 373.089, Florida Statutes and in the best interests of the District. The District will, through a conservation easement or deed restrictions, prohibit the installation of septic, wells, or permanent structures.

Parcel information and triage maps are attached.

SCS/rl
File #00-034
Attachments

Parcel Summary

Parcel ID 36-06-15-0086-000F-0080
 Location Address NE 120 LP
 BRANFORD 32008
 Brief Tax Description*LOT 8 BLK F SANTA FE OASIS UNREC SUBD CONT .76 AC 148/420 269/309 269/312
 *The Description above is not to be used on legal documents.
 Property Use Code WATER MANA (008000)
 Sec/Twp/Rng 36-6-15
 Tax District COUNTY (District 4)
 Millage Rate 18.258
 Acreage 0.760
 Homestead N

[View Map](#)

Owner Information

Primary Owner
[Suwannee River Water](#)
 Management District
 Dept Of Land Acquisition
 9225 County Road 49
 Live Oak, FL 320607056

Land Information

Columns

Code	Land Use	Number of Units	Unit Type	Frontage	Depth
086000	SANTA FE OASIS	1.00	LT	0	0
000101	AC/NO VAL	0.76	AC	0	0

Sales

Columns

Multi Parcel	Sale Date	Sale Price	Instrument	Book	Page	Instrument Number	Qualification	Vacant/Improved	Grantor	Grantee
N	04/28/1998	\$4,000	WD	269	312		Unqualified (U)	Vacant	GORDON L SHEPHERD	SUWANNEE RIVER WATER MANAGEMENT DISTRICT
N	04/28/1998	\$100	FS	269	309		Unqualified (U)	Vacant	GORDON L SHEPHERD	SUW RIVER WATER

Multi Parcel	Sale Date	Sale Price	Instrument	Book	Page	Instrument Number	Qualification	Vacant/Improved	Grantor	Grantee
N	09/01/1988	\$4,000	WD	148	420		Qualified (Q)	Vacant	JLM CONSTRUCTION INC	MANAGEMENT DISTRICT GORDON L SHEPHERD

Area Sales Report

Recent Sales in Area

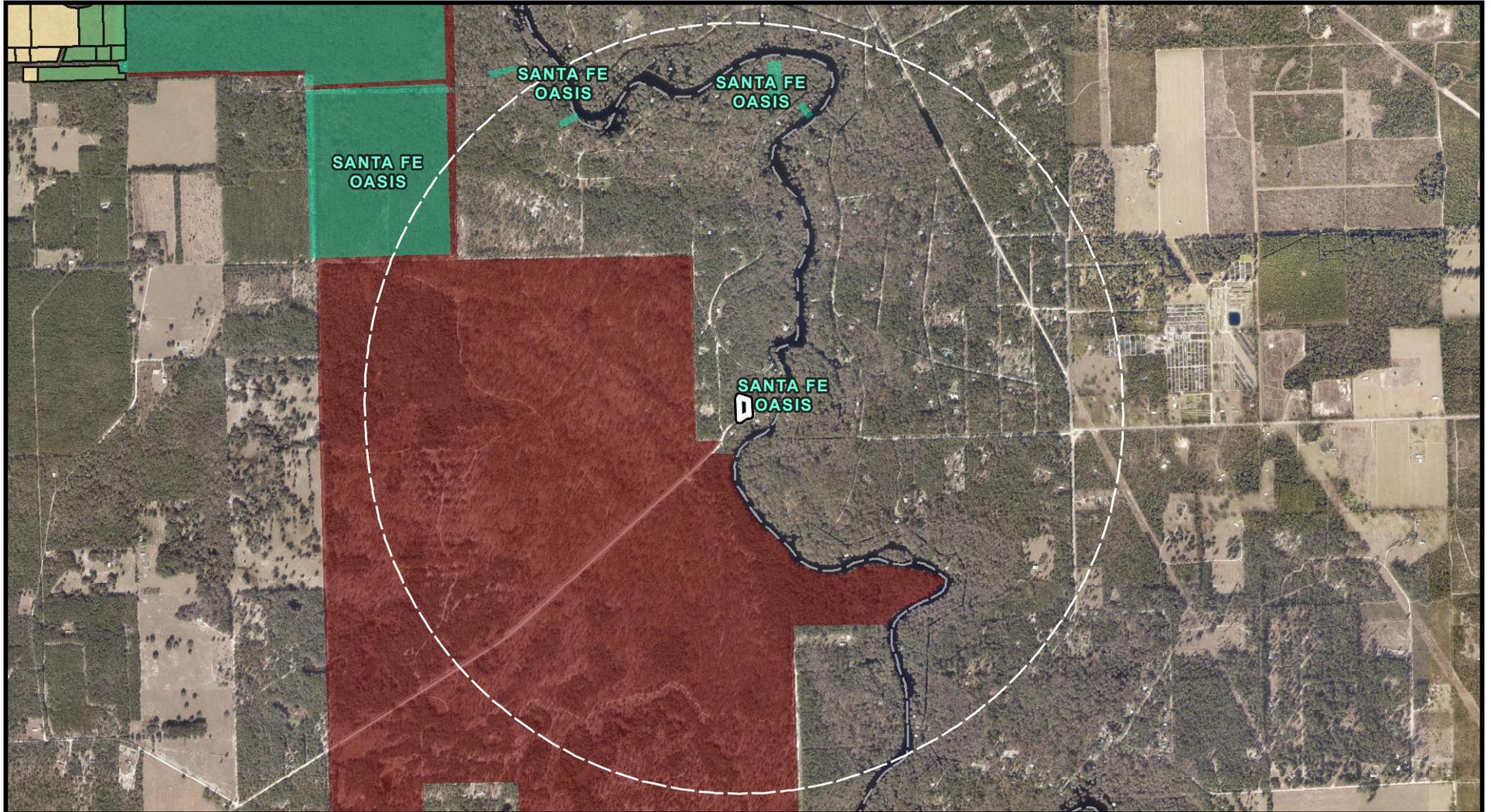
Valuation

Columns

	2018 Certified	2017 Certified	2016 Certified	2015 Certified	2014 Certified
Building Value	\$0	\$0	\$0	\$0	\$0
Extra Features Value	\$0	\$0	\$0	\$0	\$0
Land Value	\$5,100	\$5,100	\$5,100	\$6,000	\$6,000
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$0
Just (Market) Value	\$5,100	\$5,100	\$5,100	\$6,000	\$6,000
Assessed Value	\$5,100	\$5,100	\$5,100	\$6,000	\$6,000
Exempt Value	\$5,100	\$5,100	\$5,100	\$6,000	\$6,000
Taxable Value	\$0	\$0	\$0	\$0	\$0
Maximum Save Our Homes Portability	\$0	\$0	\$0	\$0	\$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

No data available for the following modules: Residential Buildings, Commercial Buildings, Extra Features, Photos, Sketches.

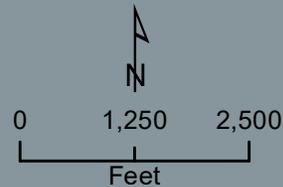


-  Property Boundary
-  SRWMD Ownership
-  Other Public Ownership
-  1 Mile Buffer

Adjacent Parcels Ranking

-  Primary
-  Secondary

**Santa Fe Oasis
Gilchrist 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 3/18/2020



Santa Fe Oasis Property Offer Surface Water Protection



Property Boundary



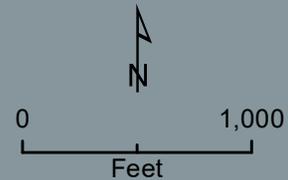
Surface Waters (Riverine)

SRWMD Major Rivers

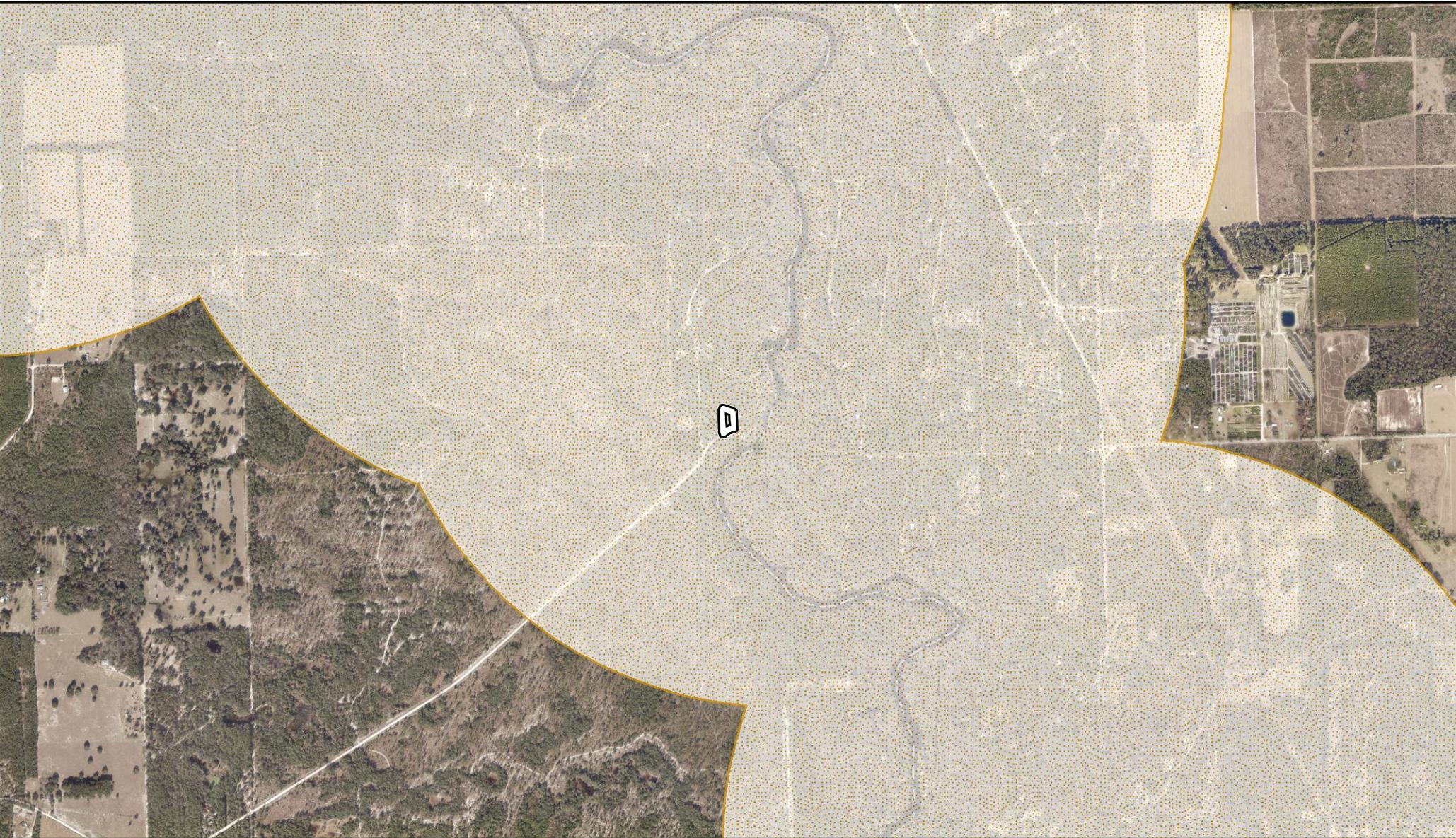
 Priority 1

 Priority 2

 Other

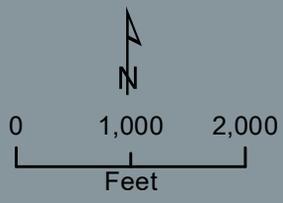
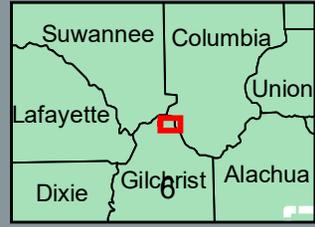


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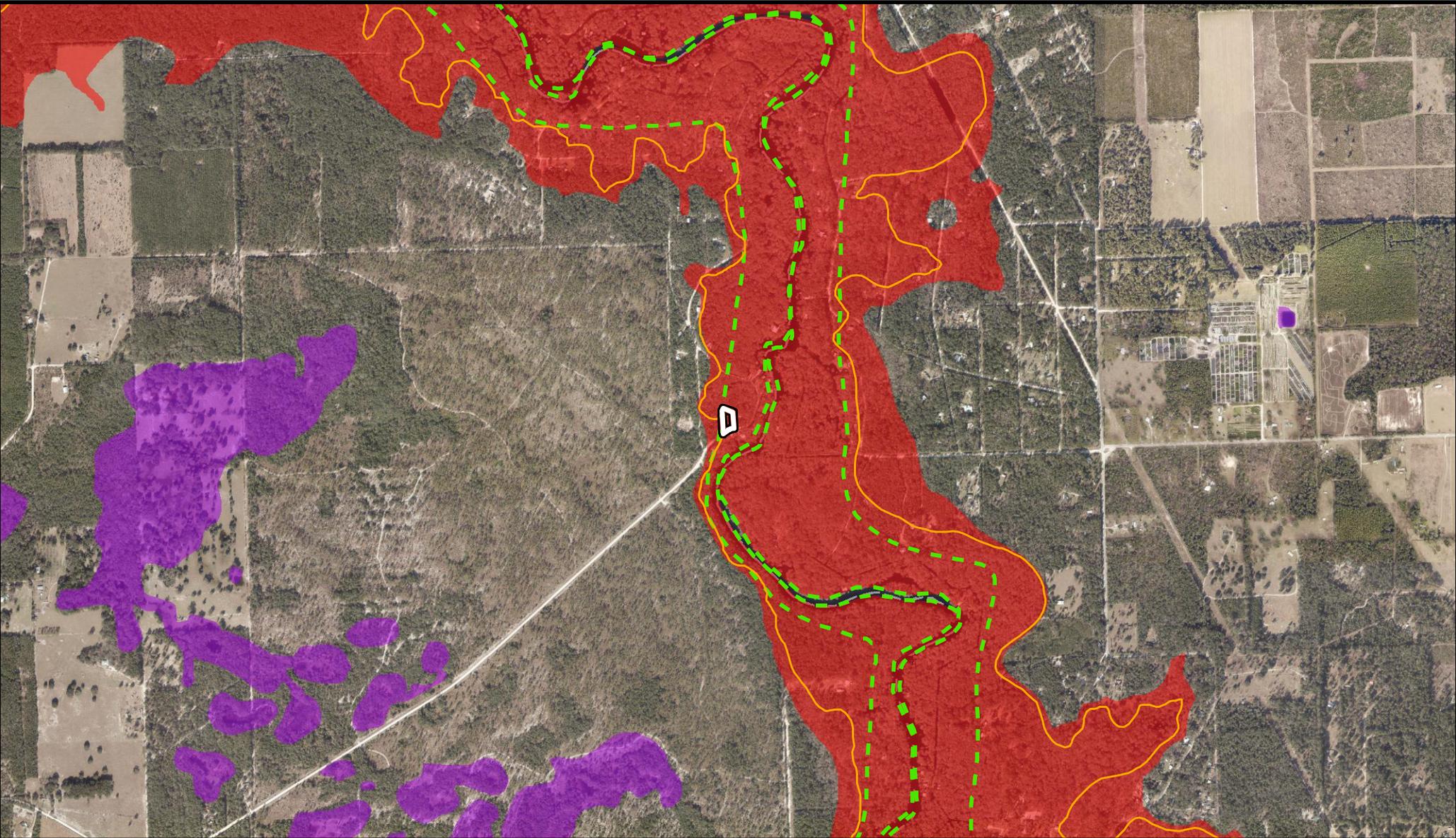


Santa Fe Oasis Property Offer Springs Protection

-  Property Boundary
-  Springs Protection

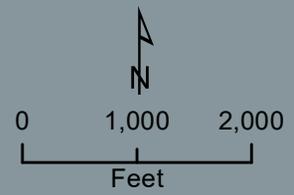


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Santa Fe Oasis Property Offer Floodplain Protection

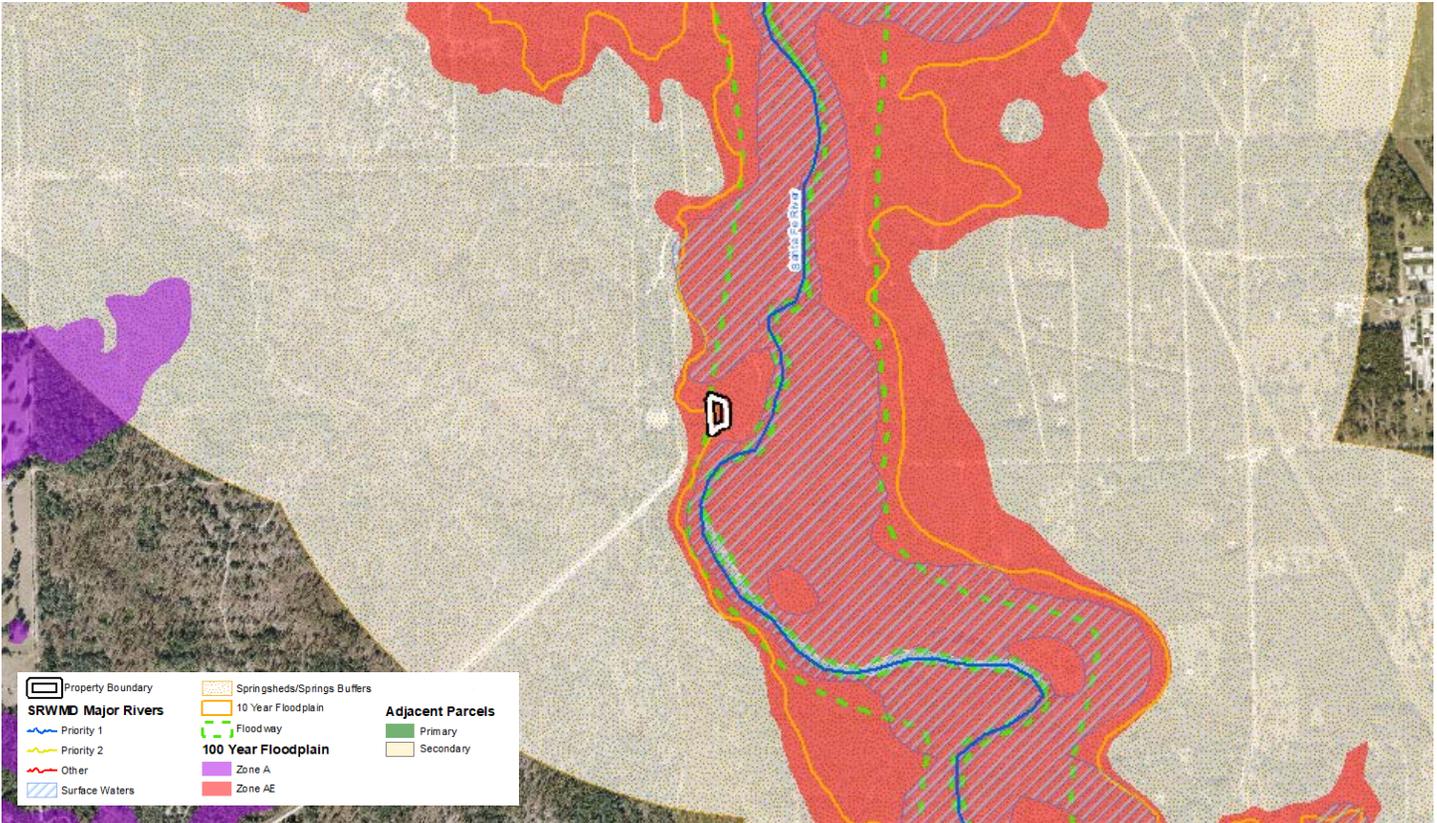
-  Property Boundary
-  10 Year Floodplain
-  Floodway
- 100 Year Floodplain**
-  Zone A
-  Zone AE



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SUWANNEE TRIAGE ANALYSIS RESULTS



Property Name: Santa Fe Oasis

Date: 04/09/2020

Acreage: ± 0.76

County: Gilchrist

Transaction Type: Surplus

Surface Water Protection

Major River: (Y) [Santa Fe – Priority 1]

Riverine Surface Waters: (N)

Springs Protection

Springshed: (Y) [Springs Buffer] [±0.76 ac]

Adjacency: (N)

Flood Protection

Floodway: (Y) [±0.76 ac]

10 Year Floodplain: (Y) [± 0.65 ac]

100 Year Floodplain: (Y) [± 0.76 ac]

Miscellaneous

PFA: (N)

WSPA: (Y) [Eastern]

BMAP: (Y) [Santa Fe]

MEMORANDUM

TO: Lands Committee

FROM: Stephen Schroeder, Office of Administration Chief

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

DATE: March 27, 2020

RE: Conveyance of Easement to Suwannee Valley Electric Cooperative - Lafayette Blue Springs Parcel – Lafayette County

RECOMMENDATION

Staff requests the Lands Committee recommend to the Governing Board that staff enter into negotiations to convey a powerline easement over a portion of the Lafayette Blue Springs parcel to Suwannee Valley Electric Cooperative in Lafayette County with a waiver of payment for value of the easement.

BACKGROUND

The District received a request from Mr. Joe Barclay, Suwannee Valley Electric Cooperative (SVEC), to obtain an easement over of a portion of the Lafayette Blue Springs tract in Layette County. Mr. Barclay states that the intent of the easement is to provide power to an SVEC customer located nearby. Mr. Barclay has indicated there are no alternative routes available. The attached map provides a tentative location of the easement with the exact location, dimensions, and acreage to be determined by a survey. The intent is to connect to an existing pole on the parcel and run an overhead line approximately 37 feet across our parcel. In reviewing the parcel, staff has determined that the easement will have minimal impact on the use of the parcel and given the limited dimensions there is little to no value in the trees to be removed.

Staff is requesting a waiver of the payment of the value of the easement. SVEC has agreed to provide a survey and pay all costs associated with granting the easement.

A map of the proposed easement is attached.

SCS/rl
Attachment
File #2020-006

