

**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 Governing Board meeting via communication media technology and/or remote conferencing technology.

The Meeting will be conducted via GoTo Webinar for Presentations Only

GoTo Webinar Link: <https://attendee.gotowebinar.com/register/344408130943304974>

Separate Call-In Number for Audio

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

June 9, 2020
Following Board Meeting

District Headquarters
Live Oak, FL

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

General Discussion / Updates
3. GBD19-0002 - Conservation Easements Amendment Guidelines

Land Acquisition / Property Offers
4. Alapaha Conservation Easement (Bearden) – *Hamilton County*
5. Riverbend Estates (Pflieger) - *Dixie County*
6. Jennings Bluff Addition (Clinch County Antioch Company-Blitch) – *Hamilton County*

Conservation Easement Modification Requests

No Items

Surplus Lands
7. Three Rivers Estate - *Columbia County*

Title / Deed Modifications and Corrections

No Items
8. Announcements
9. 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.)

**LAND ACQUISITION AND DISPOSITION ACTIVITY REPORT
JUNE 2020**

Property Offers						
Tract	Acres	County	Submittal Date	Asking Price	Acquisition Type	Comments
Gilchrist Lyme	17,854	Gilchrist	03.2019	Exchange acreage dependent on configuration/ Sandlin Bay 2,023 acre (USFS)	Easement	Tabled by Lands Committee 6.11.2019. Offeror has contract for sale of property. On hold.
Quail Heights	40.63	Columbia	07.2019	\$2,000,000	Fee	Staff review on 8.8.2019 recommends purchase in partnership with FDOT. Approved by Lands Committee 2.11.2020. Approved by Governing Board 3.10.2020.
Columbia County Grasslands (ACT) a/k/a Wilson Trust	512	Columbia	08.2019	TBD	Conservation Easement	Staff recommendation to proceed with detailed analysis and negotiations approved by Lands Committee 12.12.2019. Approved by Governing Board 1.14.2020. Approved by Lands Committee as a Springs grant acquisition funding project. Approved by Governing Board 3.10.2020.
Santa Fe Springs (ACT) a/k/a Zow, Graham Springs	282	Columbia	08.2019	\$139,041	Fee	Staff recommendation to proceed with detailed analysis and negotiations approved by Lands Committee 12.12.2019. Approved by Governing Board 1.14.2020. Due diligence documentation submitted by ACT and being reviewed.
Riverview Road	1.1	Gilchrist	12.2019	\$11,000	Fee	Approved by the Lands Committee on 2.11.2020 with a cap on assessment costs of \$1,000. Governing Board accepted Lands Committee recommendation on 3.10.2020. Offer withdrawn on 3.12.2020.
Alapaha Bearden Conservation Easement	430	Hamilton	02.2020	Donation	Conservation Easement	Staff recommendation to proceed with detailed assessment and negotiations. Scheduled for Lands Committee 6.9.2020.
Riverbend Estates	1.1	Dixie	03.2020	\$11,000	Fee	Staff recommendation to proceed with detailed assessment and negotiations. Scheduled for Lands Committee 6.9.2020.
Jennings Bluff Clinch County Antioch Company	40	Hamilton	11.2020	\$135,000	Fee	Staff recommendation to decline offer. Scheduled for Lands Committee 6.9.2020.
Perry Springs	32.5	Lafayette	12.2019	\$849,000	Fee	Staff recommendation to decline offer. Withdrawn by Offeror 5.27.2020.
Lewis Property	24	Bradford	1.2020	\$115,200	Fee	Staff recommendation to decline offer. Withdrawn by Offeror 5.19.2020.

Easement Requests				
Name	Type	County	Acres	Comments
Carter Estate Conservation Easement	Amendment to existing CE	Columbia	575	Pending receipt of survey and appraisal for the proposed road. Survey received. Approved by Lands Committee 2.11.2020. Approved by Governing Board 3.10.2020.

Approved for Detailed Assessment				
Owner	Project Name	Acres	County	Comments
McB-Pinehatchee	Steinhatchee North/ RO Ranch West-Equestrian	2950/1,277	Lafayette	Approved by Governing Board 11.12.2019. Negotiations in progress. Appraisals pending.
Drufner	Withlacoochee Hills	10	Hamilton	Approved by Governing Board 11.12.2019. Offer submitted to Seller. Counteroffer tentatively accepted subject to final Board approval and satisfactory Environment Survey Assessment.
Hickman	Alapaha Point	39.8	Hamilton	Staff recommendation to proceed with detailed analysis and negotiations approved by Lands Committee 12.12. 2019. Approved by Governing Board 1.14.2020. Appraisal received 5.15.2020 staff preparing an offer. Environment Survey Assessment pending.
Madison Avenue LLC	Madison Ave Conservation Easement	2,015	Levy	On 12.12.2019 Lands Committee recommended consideration by Governing Board. Governing Board directed staff to commence detailed assessment to determine scope of Conservation Easement (CE) and potential costs 1.14.2020. Basic CE terms agreed to. Now pending further assessment with TWA to NFLT.
Michael and Freda Shaw	Shaw Conservation Easement Exchange	1,099	Lafayette	Negotiations ongoing.

Proposed for Surplus							
Tract	Acres	County	Acquired Date	Funding	Appraisal Date	Price	Comments
Mud Swamp (Stuebe)	25	Suwannee	12.13.2004	Florida Forever	TBD	To be determined by appraisal.	Offer to purchase 25 acres of upland land for timber operations. Staff recommends to decline the offer as not being of benefit to the District. Selling would limit access to remaining portion of the property. Staff recommendation relayed to offeror. Awaiting withdrawal or revised proposal.

Authorized for Surplus							
Tract	Acres	County	Acquired Date	Funding	Appraisal Date	Price	Comments
Bay Creek	55	Columbia	2.1.1988	Save Our Rivers	N/A	TBD by appraisal update.	Suspended until further review. Staff recommends removing from surplus process 8.8.2019. Awaiting further review by staff.
Branford Bend	50	Suwannee	6.30.2004	Florida Forever	N/A	TBD by appraisal update.	Suspended until further review. Staff review scheduled for 8.8.2019. Staff recommends continuing surplus process to explore potential land exchanges adjacent to tract. Appraisal update required.
Country Club Road	80	Columbia	7.1.2015	Enforcement Action	TBD	TBD by appraisal update.	Title Commitment and survey completed. Governing Board reaffirmed surplus 7.9.2019.
Forest Woodlands (Padgett)	11	Gilchrist	10.11.1996	Save Our Rivers	TBD	To be determined by appraisal.	Staff recommended for surplus. Approved by Lands Committee 10.10.2019. Approved by Governing Board 11.12.2019. Will be offered to adjacent property owners.
Ft. White Wellfield	101	Columbia	12.21.2007	Florida Forever	TBD	To be conveyed.	Staff recommends surplus and negotiate conveyance to Town of Ft. White. Approved by Lands Committee 12.12.2019. Approved by Governing Board 1.14.2020. CE terms being developed by staff.
Santa Fe Oasis (Weaver)	1	Gilchrist	4.28.1998	Save Our Rivers	TBD	TBD by appraisal update.	Approved by Lands Committee 4.14.2020. Approved by Governing Board 5.12.2020. Offered for surplus via District website.
Suwannee Run Shores	1.175	Dixie	12.30.1997	Save Our Rivers	TBD	To be determined by appraisal.	Staff recommended for surplus. Approved by Lands Committee 7.9.2019. Approved by Governing Board 8.13.2019. To be offered to adjacent property owners. Adjacent Property owners notified, responses/bids with appraisals due 4.15.2020. No responses received, will post on website and offer for sale to general public.
Three Rivers Estates	1	Columbia	12.30.1997	Save Our Rivers	N/A	TBD by appraisal update.	Staff recommended for surplus. Approved by Lands Committee 7.9. 2019. Approved by Governing Board 8.8.2019. To be offered to adjacent property owners. Adjacent Property owners notified, responses/bids with appraisals due 4.15.2020. Two offers recieved, highest offer scheduled for Lands Committee 6.9.2020.
Turtle Spring Surplus Tract	32	Lafayette	5.13.2015	Florida Forever	5.24.2015	TBD by appraisal update.	Suspended until further review.

SUWANNEE RIVER WATER MANAGEMENT DISTRICT

MEMORANDUM

TO: Lands Committee

FROM: Stephen Schroeder, Chief, Office of Administration

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

DATE: May 29, 2020

RE: Revisions to Governing Board Directive 19-0002, Conservation Easement Amendment Guidelines.

RECOMMENDATION

Staff requests the Lands Committee recommend to the Governing Board to approve Directive Number 20-0005 revising the Conservation Easement Amendment Guidelines.

BACKGROUND

Staff has reviewed the Governing Board directive concerning the policy and procedures for amendments to conservation easements. Several minor changes were made which clarify language. Additionally, a new section was added after receipt from General Counsel of notice of a statutory requirement (section 193.501(4), Florida Statutes), for payment by the fee owner of previously forgiven taxes in the event of amendment of a conservation easement which has the effect of reducing the amount of land protected under the easement.

New paragraph six of the directive will require certification of compliance with that statutory section prior to the amended conservation easement being recorded and becoming effective. A copy of the edited version of the directive is attached.

Revisions also includes clarifying language and to allow for a boundary sketch when appropriate.

SCS/rl
Attachment

SUWANNEE RIVER WATER MANAGEMENT DISTRICT
GOVERNING BOARD DIRECTIVE



Directive Number: ~~GBD20-0005~~ 19-0002
Date Approved: ~~July 14, 2020~~ May 14, 2019
Subject: Conservation Easements Amendment Guidelines
Approval: _____
Virginia Johns, Chair

Richard Schwab, Secretary/Treasurer

1.0 Reference to Prior Directive

Supersedes Directives GBD15-0002 ~~and~~ GBD18-0001 ~~and~~ GBD 19-0002.

2.0 Purpose and Intent

It is the intent of this Directive to outline the policy and procedures approved for responding to requests from landowners to modify the terms of the conservation easements on their properties held by the Suwannee River Water Management District (District).

The Governing Board has purchased substantial real-estate rights through the use of conservation easements, as provided in sections 373.139 and 704.06, Florida Statutes (F.S.), to protect water and other resources on approximately 126,000 acres of property located in the District. These conservation easements were the product of negotiation and were purchased based upon the appraised value of the rights obtained. The terms of each conservation easement were approved by the Governing Board after conducting a public hearing thereon. All conservation easements owned by the District are valid in perpetuity.

3.0 Definitions

- A. Conservation Value Amendments means amendments in which the landowner or grantee requests the return or release of all or some portion of rights purchased by the District under the terms of the conservation easement.
- B. Mutually Beneficial Amendments means amendments initiated by the Landowner or District for which there are no substantive changes to the conservation easement and both parties benefit from the modification such as but not limited to, map revisions, or clarifications of language, or improvement of s natural resource protection.
- C. Corrective Amendments means amendments to correct errors in previous agreements such as scrivener's errors, mapping or similar graphic errors, or similar errors or omissions, which do not change the intent of the original documents.

D. District Sponsored Water Resource Projects Amendments means amendments which will provide a significant public and water resource benefit.

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4.0 Elements of Directive

- A. It is the policy of the Governing Board that modifications of the terms of existing conservation easements shall be minimized to protect the rights and resources that were

purchased for public benefit. Any proposals that are submitted shall be for the most limited manner to achieve the stated request. The request must not conflict with the protection of the resources intended in the conservation easement. The request must be consistent with protection of the rights listed in section 704.06(1), F.S. If there is no other option to avoid adverse ~~effects-impacts~~ to these rights, then a plan to mitigate for the impacts must be presented. In all cases, the public must receive a net-positive benefit for the request to be ~~considered~~approved.

- B. ~~Except as provided elsewhere in this Directive,~~ Landowners initiating amendments shall be responsible for District expenses associated with the amendment, including but limited to, staff time, legal fees, surveying fees, appraisal fees, recording costs, and other expenses incurred by the District in pursuing the amendment. The District shall provide an estimate of the expenses to ~~the~~ Landowner. ~~The~~ Landowner shall pay the estimated expenses prior to District beginning evaluation of proposed amendment. If the actual expenses are greater than the estimated expenses, the Landowner shall pay the balance in advance of the execution of the amendment by the District. If the actual expenses are less than the estimated expenses, the District will refund the overpayment to the Landowner.
- C. All requests for an amendment must be in writing. Any amendment must provide additional protection for water resources on the easement property, or nearby water resources. District expenses required to process the request shall be received prior to processing an amendment request for amendments proposed by landowner or grantee ~~of the conservation easement.~~
- D. After staff review to determine a request is complete, a staff report will be provided to the Lands Committee of the Governing Board. The Lands Committee will review the report and either request more information, reject the request, or move the request to the full Governing Board for consideration.
- E. The Lands Committee and Governing Board will consider whether to allow a modification to a conservation easement based on general resource benefits which may or may not be subject to clear measurement in the real estate market, or otherwise.
- F. District staff shall seek to reserve the right to implement future water resource projects within the easement wherever practicable.
- G. This Directive does not require that the Governing Board take any action on any request.

5.0 Types of Amendments:

~~The types of a~~ amendments request~~ed~~ are ~~generally~~ divided into ~~two three four~~ different types (1) Mutually Beneficial Amendments, ~~and~~ (2) Conservation Value Amendments, ~~and~~ (3) Corrective Amendments, ~~and~~ (4) District Sponsored Water Resource Projects Amendments.

A. Mutually Beneficial Amendments:

1. Landowner initiated amendments must provide the following:
 - a. Amendments must result in equal or net increase in conservation values.
 - b. Information including, but not limited to, completing necessary field reviews, submitting amended language, completing ArcGIS analyses, maps and delivering

all data to the District, or a combination of providing District information and paying for District staff time and expenses.

- c. Landowner shall pay the District for its expenses associated with the amendment such as staff time, legal fees, surveying fees, appraisal fees, recording costs, and other pertinent-related expenses.
 - d. The District shall provide an estimate of the expenses to the Landowner. Landowner shall pay the estimated expenses prior to District beginning evaluation of proposed amendment. If the actual expenses are less than the estimated expenses, the District will refund the overpayment to the Landowner. If the actual expenses are greater than the estimated expenses, the Landowner shall pay the balance in advance of the execution of the amendment by the District.
2. District initiated amendments must provide the following:
 - a. Written consent of the landowner.
 - b. Cost estimate of the amendment.
 - c. District initiated amendments do not require a sharing of the expenses by the landowner or grantee.
 3. Provided that the Executive Director finds a request for a Mutually Beneficial Amendment which does not seek a substantive change in the Conservation Easement and that the District will benefit from the requested modification (only map revisions or the clarification of language), the Executive Director may bypass the Lands Committee and have the request placed directly on the Governing Board meeting agenda for consideration.

B. Conservation Value Amendments:

1. Landowner must pay all the expenses associated with the amendment such as staff time, legal fees, surveying fees, appraisal fees, recording costs, and other pertinent related expenses.
 - a. The District shall provide an estimate of such expenses to Landowner.
 - b. Landowner shall pay the estimated expenses to the District prior to District beginning evaluation of proposed amendment. If the actual expenses are less than the estimated expenses, the District shall refund the overpayment to the Landowner. If the actual expenses are greater than the estimated expenses, the Landowner shall pay the balance in advance of the execution of the amendment by the District.
2. Landowner must provide the District with a complete request before the District will process the request.
 - a. Information may include, but is not limited to, completing necessary field reviews, preparing amended language, completing ArcGIS analyses, survey, appraisal, maps, and other pertinent data as appropriate.
 - b. Upon staff's determination that the information is complete, it will be submitted for Lands Committee consideration and, if approved, Governing Board consideration.
3. District staff may have proposed changes in conservation values of the easements appraised or professionally valued at the landowner's cost, if applicable.
4. Landowner requests for amendments must result in a net increase in conservation value, and landowners may propose measures to offset losses in conservation values. Offsets in losses to conservation values must occur on the land encumbered by the conservation easement.
5. Landowner may be required to pay to the District the value of the rights returned under the modified conservation easement.

6. In the event that there is a release of any conservation lands or a net loss of conservation lands, in addition to the above, the Landowner shall provide evidence of compliance with Florida Statute 193.501(4) prior to the Amendment becoming effective. No amendment by which there is a release of any conservation lands or a net loss of conservation lands shall be recorded in the public records or be binding on the District until such compliance has been demonstrated.

C. Corrective Amendments:

1. Corrective Amendments must provide the following:
 - a. Written consent of both the District and landowner or grantee.
 - b. Landowner and District will share equally in the expenses such as but not limited to legal fees, surveying fees, appraisal fees, and recording costs associated with the amendment. The expenses shall be documented by both parties and retained at District Headquarters.
 - c. The District shall provide an estimate of the Landowner's share of the expenses to Landowner. Landowner shall pay its share of the estimated expenses prior to District beginning evaluation of proposed amendment.
 - d. If the actual expenses are less than the estimated expenses, the District will refund the overpayment to the Landowner.
 - e. If the actual expenses are greater than the estimated expenses, the Landowner shall pay the balance in advance of the execution of the amendment by the District.

D. District Sponsored Water Resource Projects Amendments:

1. Landowner and District may find improvements that can be made to the easement property which will provide a significant public and water resource benefit.
2. The parties will negotiate an equitable share of the expenses associated with projects on conservation easements.
3. District shall provide an estimate of the Landowner's share of the expenses to Landowner, where appropriate. Landowner shall pay its share of the estimated expenses prior to District beginning evaluation of proposed amendment. If the actual expenses are less than the estimated expenses, the District will refund the overpayment to the Landowner. If the actual expenses are greater than the estimated expenses, the Landowner shall pay the balance in advance of the execution of the amendment by the District.

6.0 Amendment Information Requirements:

The following information must be provided, where appropriate. Additional information may be requested by District staff during the evaluation of the amendment.

1. Specify the terms of the easement to be modified, and why the terms are no longer acceptable.
2. Identify the proposed modified terms and map revisions.
3. Provide a professional assessment of the impact to natural resources on the easement property.
4. Provide an estimate of the value of the modification to the whole easement developed by a real estate appraiser or other professional.
5. Provide a brief explanation as to how the proposed modifications are mutually beneficial or provide resolution for changes in conservation values.
6. Identify how the landowner plans to share the cost and responsibility of the mutually beneficial amendments.
7. Provide an appraisal to determine conservation value modifications by a qualified appraiser who is registered, licensed or certified under Part II, Chapter 475, F.S.;

8. Provide information to support the appraisal.
9. Identify proposed public resource impacts, positive or negative, of the proposed amendment.
10. Provide a survey that meets District standards with legal description of requested changes or a boundary sketch whichever is deemed the most appropriate to protect the District's conservation interest.

SUWANNEE RIVER WATER MANAGEMENT DISTRICT

MEMORANDUM

TO: Lands Committee

FROM: Stephen Schroeder, Chief, Office of Administration

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

DATE: May 29, 2020

RE: Detailed Assessment and Negotiations for Donation of a Conservation Easement on a 430 +/- Parcel, Alapaha Conservation Easement (Bearden), Hamilton County

RECOMMENDATION

Staff requests the Lands Committee recommend to the Governing Board for staff to enter into detailed assessment and negotiations for the donation of a conservation easement on a 430 +/- acre of real property in Hamilton County.

BACKGROUND

In February 2020, the District received an offer to accept a donation of a conservation easement on a 430 +/- acre parcel of real property located on the Alapaha River in Hamilton County, identified as the Alapaha Conservation Easement. Staff have determined that a conservation easement on the parcel would benefit the District in that the easement would provide surface water protection and prevent further development within the floodway and floodplain.

The parcel lies within the District's Florida Forever Plan and is in the Eastern Water Supply Planning Area. Land Management staff visited the site prior to staff review and reported that the parcel presents no management issues.

The parcel was previously mined; however, the mine has been released by the Florida Department of Environmental Protection (FDEP) from further obligation to perform reclamation. A reclamation release and termination of operational phase permit has been issued by the FDEP (see attached). Mining operations appear to have ceased on the parcel. Staff have planned at least one more site visit as part of the analysis process to further examine the mine restoration area and assess project potential. The offeror has confirmed that there are no outstanding mineral rights on the property.

The property owner has indicated that there is a recent survey and therefore staff are recommending consideration that the District absorb the cost relating to the negotiations and assessments related to the acceptance of the donation.

The property offer, Restoration/Termination letter from the FDEP, maps of the parcel, and parcel assessment, are attached.

SCS/rl
Attachments
File # 2020-009

PARCEL SUMMARY

TRACT: Alapaha Conservation Easement (Bearden)

OWNER: Brooks Bearden, M.D., LLC.

PARCEL: 430 acres +/-

PARCEL DESCRIPTION: The Alapaha Conservation Easement (Bearden) is located in Hamilton County, Florida on the Alapaha River. The parcel was previously partially mined; however, the mining activity has ended, and the Florida Department of Environmental Protection has accepted the restoration and released the mine from regulation. The property is within the Florida Forever Plan for the District and is within the Eastern Water Supply Planning Area. Staff has visited the site and found no management issues provided that the offeror removes certain mining equipment from the location (which the owner has agreed to do). Additionally, the property does provide some potential for water projects, however, it is unclear at this time if the offeror would consent to projects upon donation. The offeror has indicated projects may be acceptable if the District entered into purchase negotiations. The property is partially within the floodway (247 +/- acres) and totally within the 10 and/or 100-year floodplain. There are riverine surface waters on approximately 97 acres. A conservation easement would limit further development within the flood plain and protect surface waters.

WATER RESOURCE GUIDELINE SCREENING:

Springshed Protection: 0%
Floodplain Protection: 100%
Priority Focus Area: 0%
Water Supply Planning Area: Eastern
BMAP: No

OUTSTANDING INTERESTS: Owner indicates there are no outstanding interests including mineral rights, however, this will be confirmed through a title search.

CURRENT ASKING PRICE: The property is being offered as a donation.

ASSESSMENT COSTS: The offeror has a recent survey. No appraisal is required for a donation so only an Environmental Survey Assessment and title insurance/search will be required. The costs are estimated at \$2,500 - \$3,500. The District ordinarily requires that proposed donors absorb all costs associated with the donation; however, staff is requesting that the District absorb some or all of the costs associated with this parcel.

ACCESS: This property has access via direct abutment to a county-maintained road, NW 86th Blvd.

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

SCS/rl
File #2020-009

**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: Brook G. Bearden, M.D., LLC
Address: ~~5116 Northwind Blvd.~~ 4450 Johnston RD City: Valdosta State GA Zip: ~~31605~~ 31606
Phone: (229) 560-1825 E-Mail: mp3953@gmail.com
Applicant Signature: *Brook Bearden* Date: 2/26/20

Owner of Record (Owner is Applicant yes no)
Name: Same as above
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: *Brook Bearden* Date: 2/26/20
Owner Signature: _____ Date: _____

Property/Project Information
Asking Price (Fee): _____ (Conservation Easement) : Donation
General Location (address, intersection, etc.) 3815 NW 86th Blvd., Jasper, FL
Acreage: 430 County: Hamilton
Tax Parcel Number(s): 3244-010, 3302-010, 3303-000, 3303-010, 3309-020, 3310-020
Legal Description: To be provided later

Improvements: Mining 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.)
Several utility easements and access easements

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.)





FLORIDA DEPARTMENT OF Environmental Protection

Bob Martinez Center
2600 Blair Stone Road
Tallahassee, FL 32399-2400

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Noah Valenstein
Secretary

August 20, 2019

Stewart Materials, LLC
Mr. Nick T. Stewart, Manager
Post Office Box 4332
Ft. Pierce, Florida 34948
nick@stewartmaterials.com

RE: Reclamation Release and Termination of Operations Phase of Permit
File No. MMR_158176-006
Jasper Quarry, Hamilton County

Dear Mr. Stewart:

On June 19, 2019, Stewart Materials, LLC, filed with the Department of Environmental Regulation (Department) a reclamation release request (File No. 158176-006) for the Jasper Quarry. Mining operations began during 1994. Approximately 138 acres were disturbed by mining operations which includes both the constructed haul road and the main operations area.

Permit No. MMR_158176-001 was issued to Angelo's Aggregate Materials, Ltd, on February 16, 2001. This permit authorized the construction and operation of a surface water management system for the mining of sand within 75 acres. Approximately 33 acres of this area would also be mined for limestone. Permit No. MMR_158176-003 was issued on September 22, 2003 to expand the limestone mining areas to 48 acres within the already authorized project area. Permit No. 158176-004 transferred the permit to Stewart Materials, LLC, (fka Stewart Materials, Inc., fka Stewart Mining Industries, Inc.) on February 19, 2003. Permit No. MMR_158176-005 was issued on July 25, 2006 to authorize the removal of culverts from the haul road and the construction of low water crossings.

The Suwannee River Water Management District issued Permit No. 99-0329 to Angelo's Aggregate Materials, Ltd, on October 22, 2002. This permit authorized the construction and operation of a surface water management system for the mining of sand within the adjacent 64 acres located within a Works of the District.

On July 29, 2008, Stewart Mining Industries, Inc., filed a notice of intent to mine limestone, and a conceptual mining and reclamation plan with the Department. The plan

provided the proposed reclamation for the project areas included within both the Department and water management district permits.

The operator reports that the largest volume of extracted material leaving the mine was sand, and a lesser amount was material composed principally of calcium or magnesium carbonate. As provided by rule 62C-39.013, Florida Administrative Code (F.A.C.), Department staff determined that areas disturbed by mining operations should be reclaimed to the standards provided by rule 62C-39.008, F.A.C.

On March 13, 2019 and July 11, 2019 Department staff inspected the project area for release under the authority of Sections 373.423, and 378.407, Florida Statutes (F.S.), and Permit No. MMR_158176-005. The inspection revealed that the surface topography achieves the stormwater drainage, wetlands, and other surface and groundwater management requirements of the Department and the water management district, as required by rule 62C-39.008(3), F.A.C. There was no visible debris, litter, junk, worn-out or unuseable equipment or materials, as well as all poles, pilings, and cables within the area, as required by rule 62C-39.008(4), F.A.C. The remaining dragline and other usable mining equipment are in a fenced in area until they can be removed, as authorized by the landowner. The man-made structures within the project area are owned by the landowner and appear to be in sound condition. The final slopes are at such an angle as to minimize the possibility of slides and do not appear to exceed the natural angle of repose of the material, as required by rule 62C-39.008(5), F.A.C. Upland areas disturbed by mining operations are revegetated in quantities and densities necessary to prevent and control erosion and to provide stability to the slope. Erosional areas were repaired, as required by rule 62C-39.008(6), F.A.C. Department staff are of the opinion that this mine, as completed, complies with the requirements of Chapter 378, F.S., and Chapter 62C-39, F.A.C.

The area for release is located approximately 1.1 miles north of the intersection of US Highway 41 and Northwest 86th Boulevard, in Section 28, Township 2 North, Range 13 East, in Hamilton County. The GPS coordinates are 30°32'57.53" N, 83°01'22.72" W. The release area is shown on the attached aerial photograph.

Based on the foregoing findings, the Department hereby releases the project area from further obligation to perform reclamation under Chapter 378, F.S., and Chapter 62C-39, F.A.C. As provided by rule 62-330.310(7), F.A.C., within the area of Permit No. 158176-005, the operation phase of mining activities subject to the land reclamation requirements of Chapter 378, F.S., terminates, without the need to apply for abandonment of the permit.

If the land is again mined or disturbed as part of mining operations, the mined or disturbed area shall again be subject to the provisions of Chapter 378, F.S., and Chapter

62C-39, F.A.C. A new environmental resource permit and reclamation plan must be approved by the Department.

NOTICE OF RIGHTS

This action is final and effective on the date filed with the Clerk of the Department unless a petition for an administrative hearing is timely filed under sections 120.569 and 120.57, F.S., before the deadline for filing a petition. On the filing of a timely and sufficient petition, this action will not be final and effective until further order of the Department. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the Department's final action may be different from the position taken by it in this notice.

Petition for Administrative Hearing

A person whose substantial interests are affected by the Department's action may petition for an administrative proceeding (hearing) under sections 120.569 and 120.57, F.S. Pursuant to rule 28-106.201, F.A.C., a petition for an administrative hearing must contain the following information:

- (a) the name and address of each agency affected and each agency's file or identification number, if known;
- (b) the name, address, and telephone number of the petitioner; the name, address, and telephone number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the petitioner's substantial interests are or will be affected by the agency determination;
- (c) a statement of when and how the petitioner received notice of the agency decision;
- (d) a statement of all disputed issues of material fact. If there are none, the petition must so indicate;
- (e) a concise statement of the ultimate facts alleged, including the specific facts that the petitioner contends warrant reversal or modification of the agency's proposed action;
- (f) a statement of the specific rules or statutes that the petitioner contends require reversal or modification of the agency's proposed action, including an explanation of how the alleged facts relate to the specific rules or statutes; and
- (g) a statement of the relief sought by the petitioner, stating precisely the action that the petitioner wishes the agency to take with respect to the agency's proposed action.

The petition must be filed (received by the Clerk) in the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, or via electronic correspondence at Agency_Clerk@dep.state.fl.us. Also, a copy of the petition shall be mailed to the applicant at the address indicated above at the time of filing.

Time Period for Filing a Petition

In accordance with rule 62-110.106(3), F.A.C., petitions for an administrative hearing by the applicant must be filed within 21 days of receipt of this written notice. Petitions filed by any persons other than the applicant, and other than those entitled to written notice under subsection 120.60(3), F.S. must be filed within 21 days of publication of the notice or within 21 days of receipt of the written notice, whichever occurs first. Under subsection 120.60(3), F.S., however, any person who has asked the Department for notice of agency action may file a petition within 21 days of receipt of such notice, regardless of the date of publication. The failure to file a petition within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under sections 120.569 and 120.57, F.S., or to intervene in this proceeding and participate as a party to it. Any subsequent intervention (in a proceeding initiated by another party) will be only at the discretion of the presiding officer upon the filing of a motion in compliance with rule 28-106.205, F.A.C.

Extension of Time

Under rule 62-110.106(4), F.A.C., a person whose substantial interests are affected by the Department's action may also request an extension of time to file a petition for an administrative hearing. The Department may, for good cause shown, grant the request for an extension of time. Request for extension of time may be filed with the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, or via electronic correspondence at Agency_Clerk@dep.state.fl.us, before the applicable deadline for filing a petition for an administrative hearing. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

Mediation

Mediation is not available in this proceeding.

Judicial Review

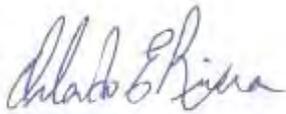
Any party to this action has the right to seek judicial review pursuant to Section 120.68, F.S., by filing a Notice of Appeal pursuant to Rules 9.110 and 9.190, Florida Rules of Appellate Procedure, with the Clerk of the Department in the Office of General Counsel,

3900 Commonwealth Boulevard, M.S. 35, Tallahassee, Florida 32399-3000; and by filing a copy of the Notice of Appeal accompanied by the applicable filing fees with the appropriate District Court of Appeal. The Notice of Appeal must be filed within 30 days from the date this action is filed with the Clerk of the Department.

The files associated with this order are available upon request. Please address your email request to MiningAndMitigation@dep.state.fl.us or contact our office at 850.245.8336; please include the file number in your request.

Executed in Tallahassee, Florida.
STATE OF FLORIDA DEPARTMENT
OF ENVIRONMENTAL PROTECTION

Sincerely,



Orlando E. Rivera, PWS, CERP
Program Administrator
Mining and Mitigation Program

Attachment: Aerial Photograph

CERTIFICATE OF SERVICE

The undersigned duly designated deputy clerk hereby certifies that this permit and all copies were sent on the filing date below to the following listed persons:

USACOE, Jacksonville District, West Branch, Mining Team, John Fellows,
CESAJ-Mine.Team@usace.army.mil
FDEP, Div of Recreation & Parks, Bureau of Natural and Cultural Resources, Cheri
Albin, Cheri.Albin@dep.state.fl.us
FDEP, Div of Recreation & Parks, Dist 2, Clifton Maxwell,
Clifton.Maxwell@dep.state.fl.us
FDEP, Div of Water Resource Management, Support Services, Sami McKee,
Sami.McKee@dep.state.fl.us
FDEP, NE District, Compliance, Jim Maher, Jim.Maher@dep.state.fl.us
FDEP, NE District, Permitting, Tom Kallemeyn, Thomas.Kallemeyn@dep.state.fl.us
SRWMD, Resource Management, Tim Sagul, tjs@srwmd.org
Hamilton County Office of Planning and Development, Community Planning,
Dean.Niemeyer@hamilton-co.org
Putnam County Property Appraisers, Freddy Garrett, freddy.garrett@putnam-fl.com

Reclamation Release Letter
Jasper Quarry
Permit No. MMR_158176-006
Page 6 of 7

Putnam County, Office of Planning and Development Services, pzb@putnam-fl.com
Tallahassee Community College, Fl Public Safety Institute, Kim Allen,
AllenK@tcc.fl.edu
Tallahassee Community College, Fl Public Safety Institute, Karen Miller,
MillerKA@tcc.fl.edu
Kleinfelder, Lisa F. Daugherty, PMP, LDaugherty@kleinfelder.com

FILING AND ACKNOWLEDGMENT

FILED, on this date, pursuant to Section 120.52, F.S., with the designated Department Clerk, receipt of which is hereby acknowledged.

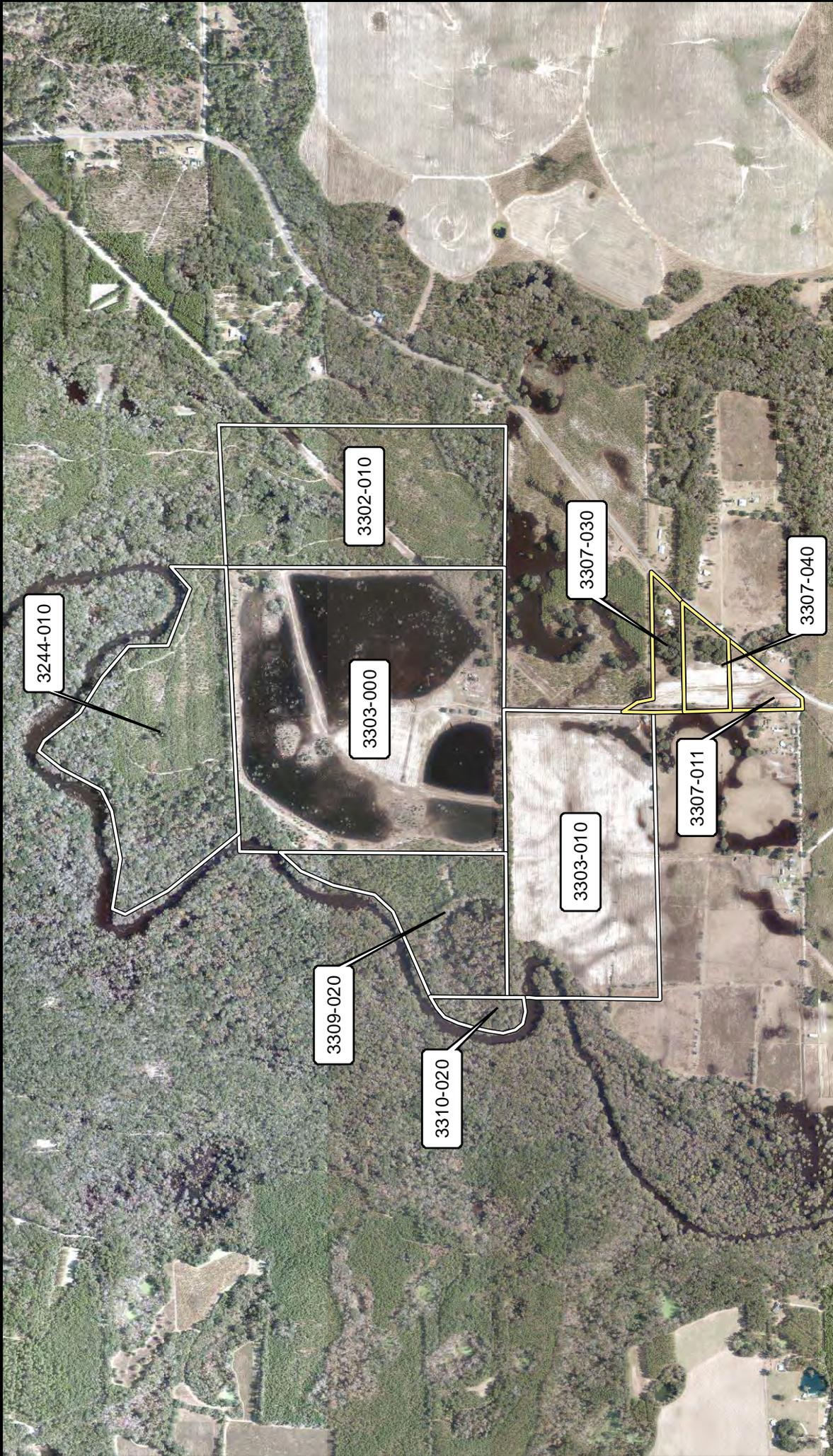


Clerk Robin B. Starkie

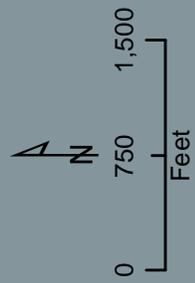
August 20, 2019

Date

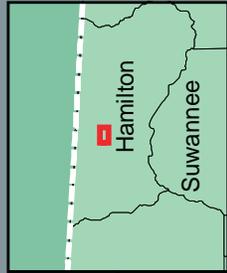




Note: This map was created by the Suwannee River Water Management District (SRWMD) to be used for planning purposes only. SRWMD shall not be held liable for any injury or damage caused by the use of data distributed as a public records request regardless of their use or application. SRWMD does not guarantee 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 3/2/2020



Alapaha CE (Bearden) Hamilton County



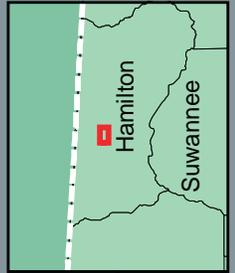
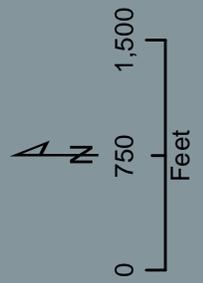
-  Owned Parcels
-  Other Owned Parcels
-  Other Public Ownership
- Adjacent Parcels Ranking**
-  Primary
-  Secondary



Alapaha CE (Bearden)
± 450.66 Ac
Hamilton County



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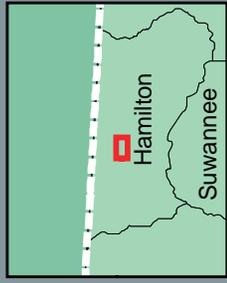


-  Property Boundary
 -  SRWMD Ownership
 -  Other Public Ownership
- Adjacent Parcels Ranking**
-  Primary
 -  Secondary



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Alapaha CE (Bearden) Property Offer Surface Water Protection

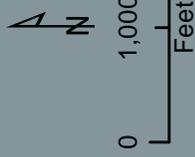
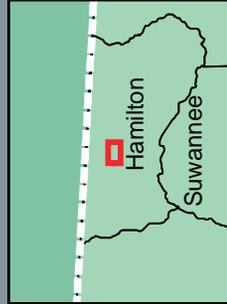


-  Property Boundary
-  SRWMD Major Rivers
-  Priority 1
-  Priority 2
-  Other
-  Surface Waters (Riverine)

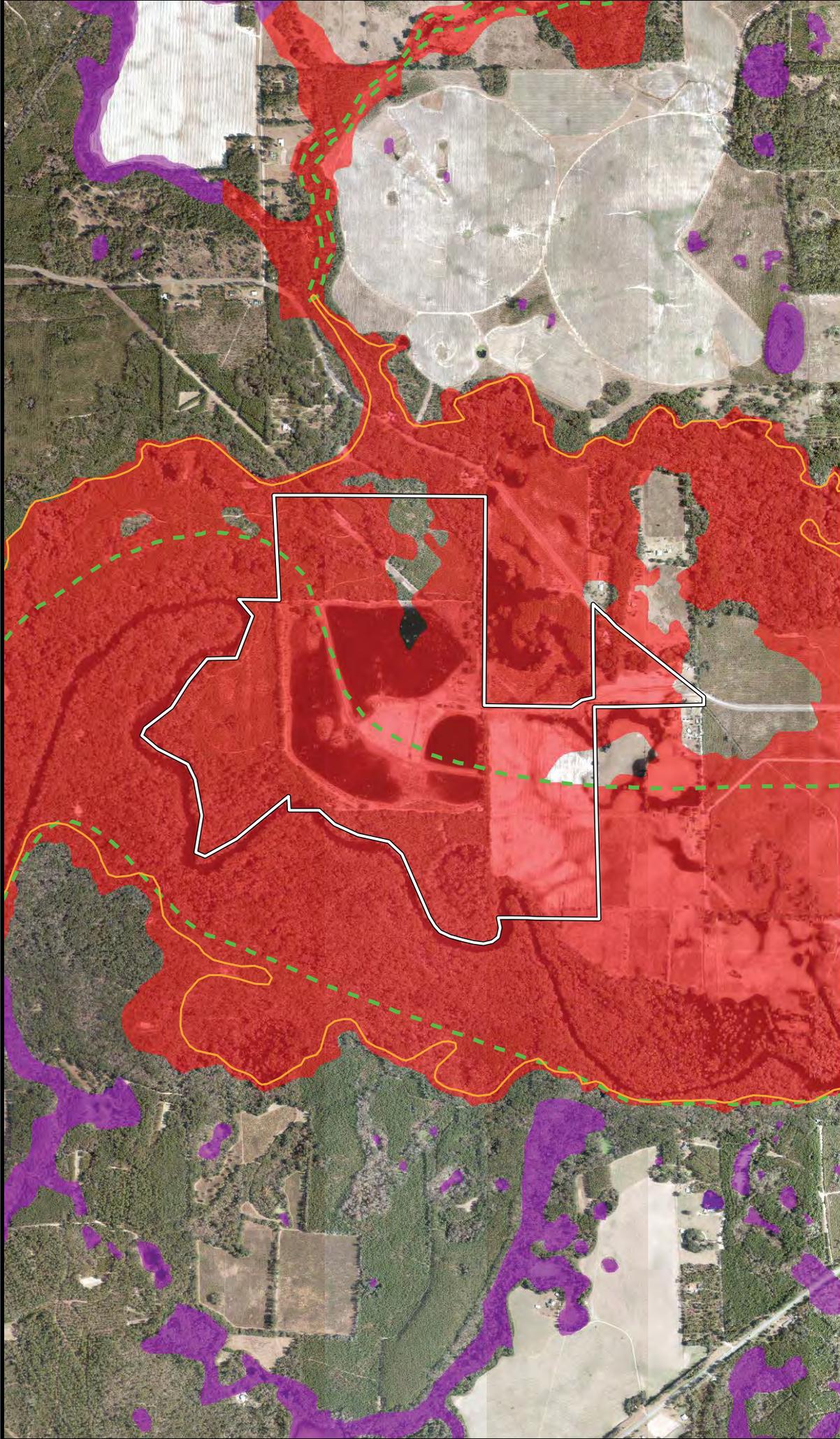


Alapaha CE (Bearden) Property Protection Springs Protection

-  Property Boundary
-  Springs Protection

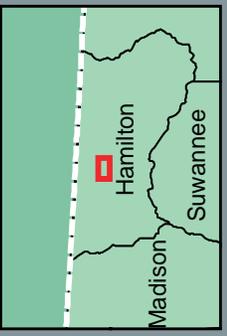


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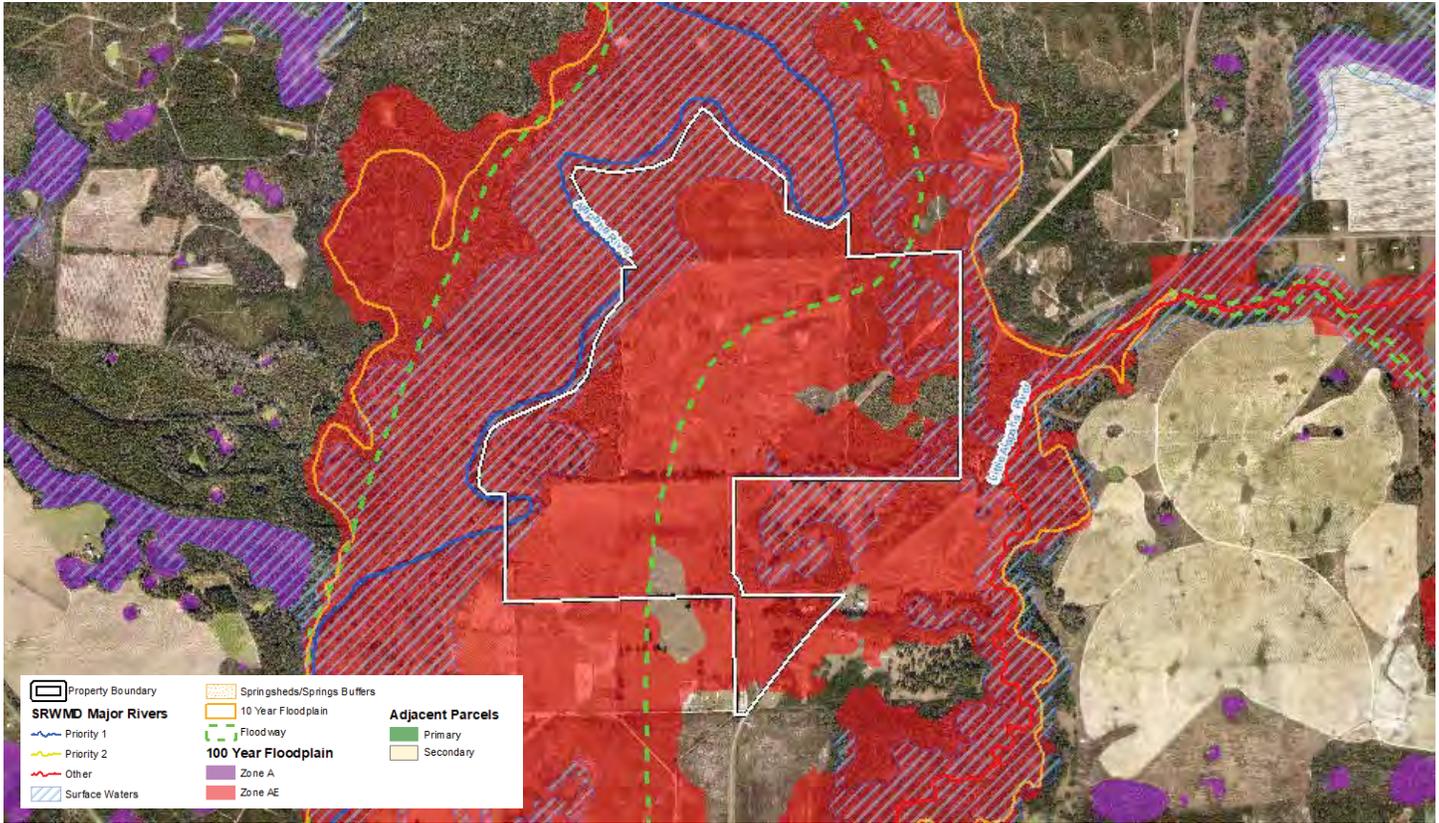
Alapaha CE (Bearden) Property Offer Floodplain Protection



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



SUWANNEE TRIAGE ANALYSIS RESULTS



Property Name: Alapaha
CE (Bearden)

Acreage: ± 450

Transaction Type:
Conservation Easement

Date:
03/12/2020

County: Hamilton

Florida Forever:
(Y)

Surface Water Protection

Major River: Alapaha (Priority 1)/ Little Alapaha
Riverine Surface Waters: (Y)
[± 97.21 ac]

Springs Protection

Springshed: (N)
Adjacency: (N)

Flood Protection

Floodway: (Y) [± 247 ac]
10 Year Floodplain: (Y)
[± 450 ac]
100 Year Floodplain: (Y)
[± 424 ac]

Miscellaneous

PFA: (N)
WSPA: (Y) [Eastern]
BMAP: (N)

SUWANNEE RIVER WATER MANAGEMENT DISTRICT

MEMORANDUM

TO: Lands Committee
FROM: Stephen Schroeder, Chief, Office of Administration
THRU: Steve Minnis, Deputy Executive Director, Business and Community Services
DATE: May 29, 2020
RE: Property Offer, Riverbend Estates (Pflieger), Dixie County

RECOMMENDATION

Staff requests the Lands Committee recommend to the Governing Board for staff to enter into detailed assessment and negotiations for the acquisition of 1.1 +/- acre parcel of real property in Riverbend Estates in Dixie County.

BACKGROUND

In March 2020, District Staff received an offer from Edwin and Michael Pflieger to purchase the fee interest in a 1.1 +/- acre parcel of real property located in Riverbend Estates in Dixie County. Staff have reviewed the property and had further discussions with the offeror regarding pricing flexibility and a willingness to absorb a portion of assessment costs. The parcel abuts two parcels currently owned by the District, is within the Fanning Springs springshed, and is within the floodway and floodplain.

The acquisition of the parcel would protect from further development within the floodway and would add to springs protection. In addition to a potential purchase, staff will also explore the possibility of exchanging the parcel for another, isolated parcel, within the same general area.

A copy of the property offer, parcel assessment, and triage and summary maps are attached.

SCS/rl
Attachments
File #2020-005

PARCEL SUMMARY

TRACT: Riverbend Estates (Pflieger)

OWNER: Edwin and Michel Pflieger

PARCEL: 1.1 acre +/-

PARCEL DESCRIPTION: The Anders parcel located within the Riverbend subdivision in Dixie County consists of 1.1 acre +/- that is undeveloped and appears to be relatively intact in terms of forestry and/or agricultural use. The parcel is adjacent to two parcels of District owned land within the Riverbend Estates subdivision and represents one of four parcels within that immediate area not owned by the District. Ownership by the District would provide protections against future development within the Floodway of the Suwannee River, provide increased spring protection (Fanning Springs) and enhance public access to existing District lands. The owner has indicated that he has no knowledge of prior timber operations or other activities on the parcel. The parcel is not included in the District's Florida Forever Plan.

WATER RESOURCE GUIDELINE SCREENING:

Springshed Protection: 100% (Fanning Springs)

Floodplain Protection: 100%

Priority Focus Area: 0%

Water Supply Planning Area: Western

BMAP: Suwannee

OUTSTANDING INTERESTS: Owner indicates there are no outstanding interests, however, this will be confirmed through a title search.

CURRENT ASKING PRICE: The property is being offered for \$11,000 but the owner has indicated a willingness to negotiate. 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 \$1,500 to \$3,500.

ACCESS: This property has access via direct abutment to a county-maintained road, SE 936th Loop.

MANAGEMENT: District staff has not visited the site but are familiar with the lot due to adjacency to existing District lands and have determined that it presents no issues for management.

SCS/rl

File #2020-005

**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: EDWIN PFLIEGER
 Address: 10680 LAKEVIEW DRIVE City: NEW PORT RICHEY State FL Zip: 34654
 Phone: 727-364-4882 E-Mail: E.PFLIE@TAMPABAY.FL.COM
 Applicant Signature: [Signature] Date: 3/26/20

Owner of Record (Owner is Applicant yes no
 Name: EDWIN PFLIEGER MICHAEL PFLIEGER
 Address: 10680 LAKEVIEW DRIVE City: NEW PORT RICHEY State FL Zip: 34654
 Phone: 727-364-4882 E-Mail: E.PFLIE@TAMPABAY.FL.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: [Signature] Date: 3/20/20
 Owner Signature: MIKE PFLIEGER Date: 3/20/20

Property/Project Information
 Asking Price (Fee): \$11,000.00 (Conservation Easement) : _____
 General Location (address, intersection, etc.) _____
 Acreage: 1.1 ACRE County: DIXIE COUNTY
 Tax Parcel Number(s): TAX ACCOUNT # 061114-707000-0A-0150
 Legal Description: SE UNASSIGNED 8-11-14 LOT 15 BLK A RIVER BEND ESTATES.
 Improvements: PHONE LINE INSTALLED
 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.)
MIN 11200 SIF BUILDING, NO ANIMAL, NO TRAILERS ALLOWED OTHER TWO WEEKS.

Agreements (Identify any existing purchase agreement, option contract, listing agreement, or any other arrangement or agreement.)
NONE

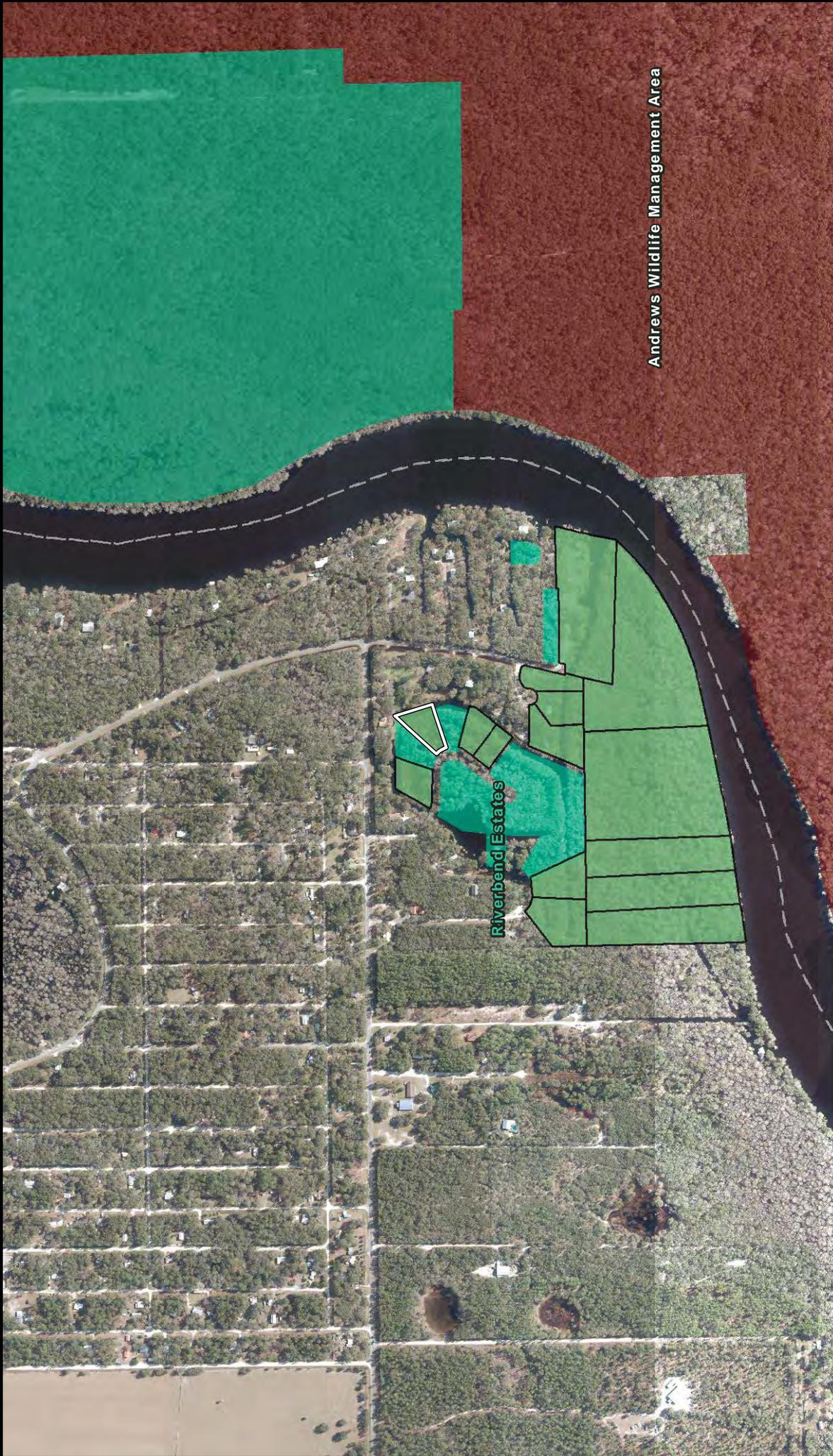
Other Pertinent Information (Please provide any other information that may be helpful in evaluating the request.)
NONE



RECEIVED

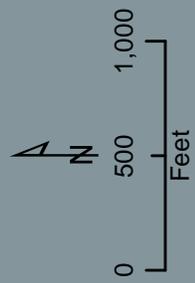
APR 01 2020

Suwannee River Water Management District
9/6/2018



Riverbend Estates (Pflieger) ± 1.1 Ac Dixie County

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



Note: This map was created by the Suwannee River Water Management District (SRWMD) to be used for planning purposes only. SRWMD shall not be held liable for any injury or damage caused by the use of data distributed as a public records request regardless of their use or application. SRWMD does not guarantee the accuracy, or suitability for any use of these data, and no warranty is expressed or implied. For more information please contact the SRWMD at 386-362-1001. Map Created 4/2/2020



Riverbend Estates (Pflieger) Property Offer Surface Water Protection

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



Note: This map was created by the Suwannee River Water Management District (SRWMD) to be used for planning purposes only. SRWMD shall not be held liable for any injury or damage caused by the use of data distributed as a public records request regardless of their use or application. SRWMD does not guarantee the accuracy, or suitability for any use of these data, and no warranty is expressed or implied. For more information please contact the SRWMD at 386-362-1001. Map Created 4/2/2020

Fanning Springshed

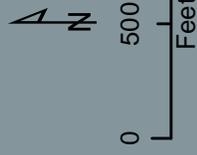


Property Boundary

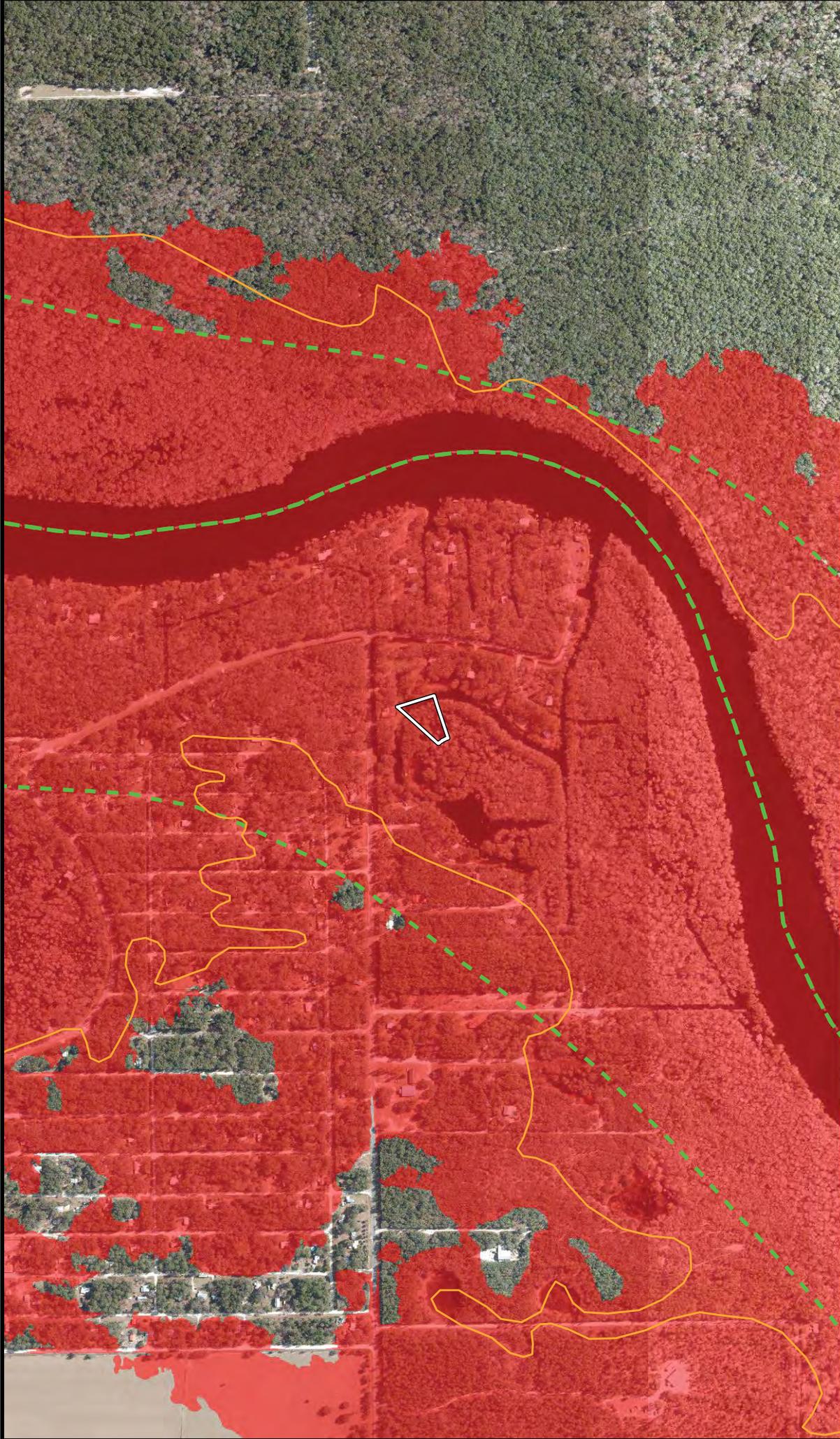


Springs Protection

Riverbend Estates (Pflieger) Property Offer Springs Protection

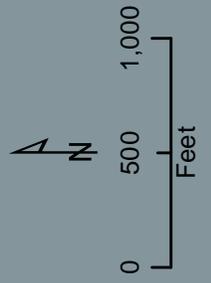


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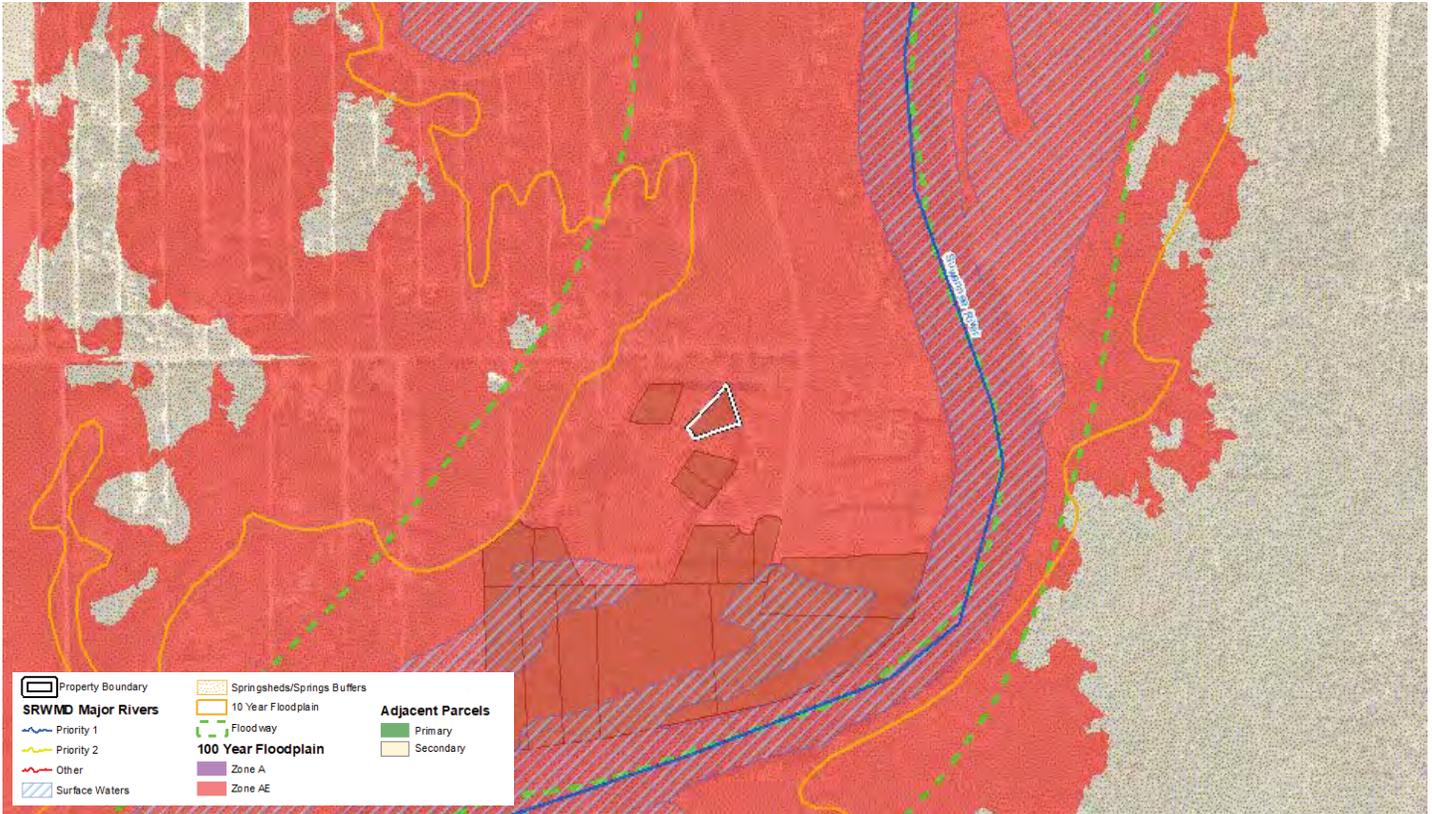
Riverbend Estates (Pflieger) Property Offer Floodplain Protection



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



SUWANNEE TRIAGE ANALYSIS RESULTS



Property Name: Riverbend Estates (Pflieger)

Date: 04/09/2020

Acreage: ± 1.1

County: Dixie

Transaction Type: Acquisition

Florida Forever: No

Surface Water Protection

Major River: (N)

Riverine Surface Waters: (N)

Flood Protection

Floodway: (Y) [± 1.1 ac]

10 Year Floodplain: (Y) [±1.1 ac]

100 Year Floodplain: (Y) [±1.1 ac]

Springs Protection

Springshed: (Y) [Fanning Springshed] [± 1.1 ac]

Adjacency: (Y) [Primary]

Miscellaneous

PFA: (N)

WSPA: (Y) [Western]

BMAP: (Y) [Suwannee]

SUWANNEE RIVER WATER MANAGEMENT DISTRICT

MEMORANDUM

TO: Lands Committee
FROM: Stephen Schroeder, Chief, Office of Administration
THRU: Steve Minnis, Deputy Executive Director, Business and Community Services
DATE: May 29, 2020
RE: Property Offer, Clinch County Antioch Company (Blitch), Hamilton County

RECOMMENDATION

Staff requests the Lands Committee recommend to the Governing Board to decline a property offer to acquire a 40 +/- acre parcel of real property located in Hamilton County.

BACKGROUND

In November 2019, District Staff received an offer from Clinch County Antioch Company through agent Brett Blitch to acquire a 40 +/- acre parcel of real property identified near the District's Jennings Bluff Tract in Hamilton County. The parcel, as offered, is separated by the Alapaha River with a small portion being adjacent to the District's Jennings Bluff Tract. Staff review and assessment determined that the larger portion of the property had no legal access other than from the river and the offeror confirmed that he had no legal easement for access to that portion of the property.

Staff requested a revised offer to include only the portion adjacent to current District owned land or alternatively that the offeror agree to acquire an access easement to the larger portion of the property. The offeror declined either alternative and has not withdrawn the offer. Due to the access issues and the unavailability of the adjacent portion, staff determined that the acquisition would not benefit the District.

A copy of the property offer and triage and summary maps are attached.

SCS/rl
Attachments
File #2020-004

SUWANNEE RIVER WATER MANAGEMENT DISTRICT
PROPERTY OFFER FORM

Owner(s) of Record:

Clinch County Antioch Company c/o Brooks E. Blitch III

Address: P.O. Box 335 Homerville, Ga 31634

Phone: Office () _____ Home (xx) 912-487-5514

Mobile () _____ Fax () _____

Applicant (if other than owner): Brett Blitch

Address: 377 Shannon Road, Homerville, GA 31634

Phone: Office (912) 5990330 Home () _____

Mobile () _____ Fax () _____

(Attach copy of listing agreement or letter from owner authorizing you to serve as representative)

Property Description:

County: Hamilton County Acreage: 40

Legal Description :(Attach extra sheets if necessary) See attached Hamilton County Tax Assessor map

(Attach survey, map or aerial photo, if available)

River Frontage: No Yes xx Other Water Frontage: No xx Yes

Describe Legal Access: Easement through SRWMD on one side. ~~Easement from other side.~~

Describe Physical Access: Have frontage on both sides of the river. Seems to be a fence blocking access to our property. Appears to be a walkway crossing our property as well.

Improvements: No xx Yes. If yes, describe: When cruised 10 years ago, there was \$56,000 marketable timber that can be harvested

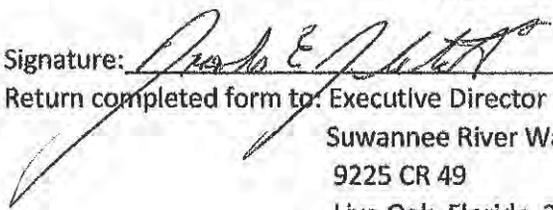
Title Condition: (Deed restrictions, easements, mineral interests, rights held by others): Describe No restrictions we are aware of

(Attach copy of deed and any referenced instruments)

Tax Parcel ID Number(s): 3218-0000 Total Tax Parcel Acreage: 40 acres

Owner's Current Asking Price: (Fee) \$135,000.00 (Other)\$ _____

(Conservation Easement)\$ _____

Signature:  _____

Date: November 16, 2019

Return completed form to: Executive Director

Suwannee River Water Management District
9225 CR 49
Live Oak, Florida 32060
Phone: (386) 362-1001, (800) 226-1066
Fax: (386) 362-1056

Parcel Summary

Parcel ID 3218-000
Location Address
Brief Tax Description* 17 2N 13E 2105 NW/4 OF NE/4 ORB 134-36
**The Description above is not to be used on legal documents.*
Property Use Code NON AG ACR (009900)
Sec/Twp/Rng 17-2N-13E
Tax District COUNTY (District 4)
Millage Rate 16.62
Acreage 40.000
Homestead N

[View Map](#)

Map



Owner Information

Primary Owner
 Clinch CO Antioch Company
 C/O Brooks E. Blitch III
 PO Box 335
 Homerville, GA 316340335

Land Information

Code	Land Use	Number of Units	Unit Type	Frontage	Depth
009900	AC NON-AG	40.00	AC	0	0

Valuation

	2020 Preliminary Values	2019	2018	2017
Building Value	\$0	\$0	\$0	\$0
Extra Features Value	\$0	\$0	\$0	\$0
Land Value	\$32,000	\$32,000	\$28,000	\$28,000
Land Agricultural Value	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0
Just (Market) Value	\$32,000	\$32,000	\$28,000	\$28,000
Assessed Value	\$32,000	\$30,800	\$28,000	\$28,000
Exempt Value	\$0	\$0	\$0	\$0
Taxable Value	\$32,000	\$30,800	\$28,000	\$28,000
Maximum Save Our Homes Portability	\$0	\$1,200	\$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.

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
N	05/01/1977	\$15,700	03	134	36	Qualified (Q)	Vacant		

Tax Collector

[Click here to view the Tax Collector website.](#)

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

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

[User Privacy Policy](#)
[GDPR Privacy Notice](#)

Last Data Upload: 11/14/2019, 3:16:17 AM

Developed by
 Schneider
 GEOSPATIAL

Version 2.3.21

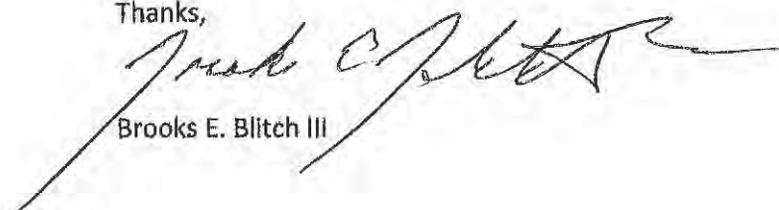
Brooks E. Blitch III
Clinch CO Antioch Company
287 East Dame Ave.
Homerville, GA 31634

RE: Permission

To whom it may concern,

Please be advised that my son Brett Blitch has authority to discuss the property submitted for sale.

Thanks,

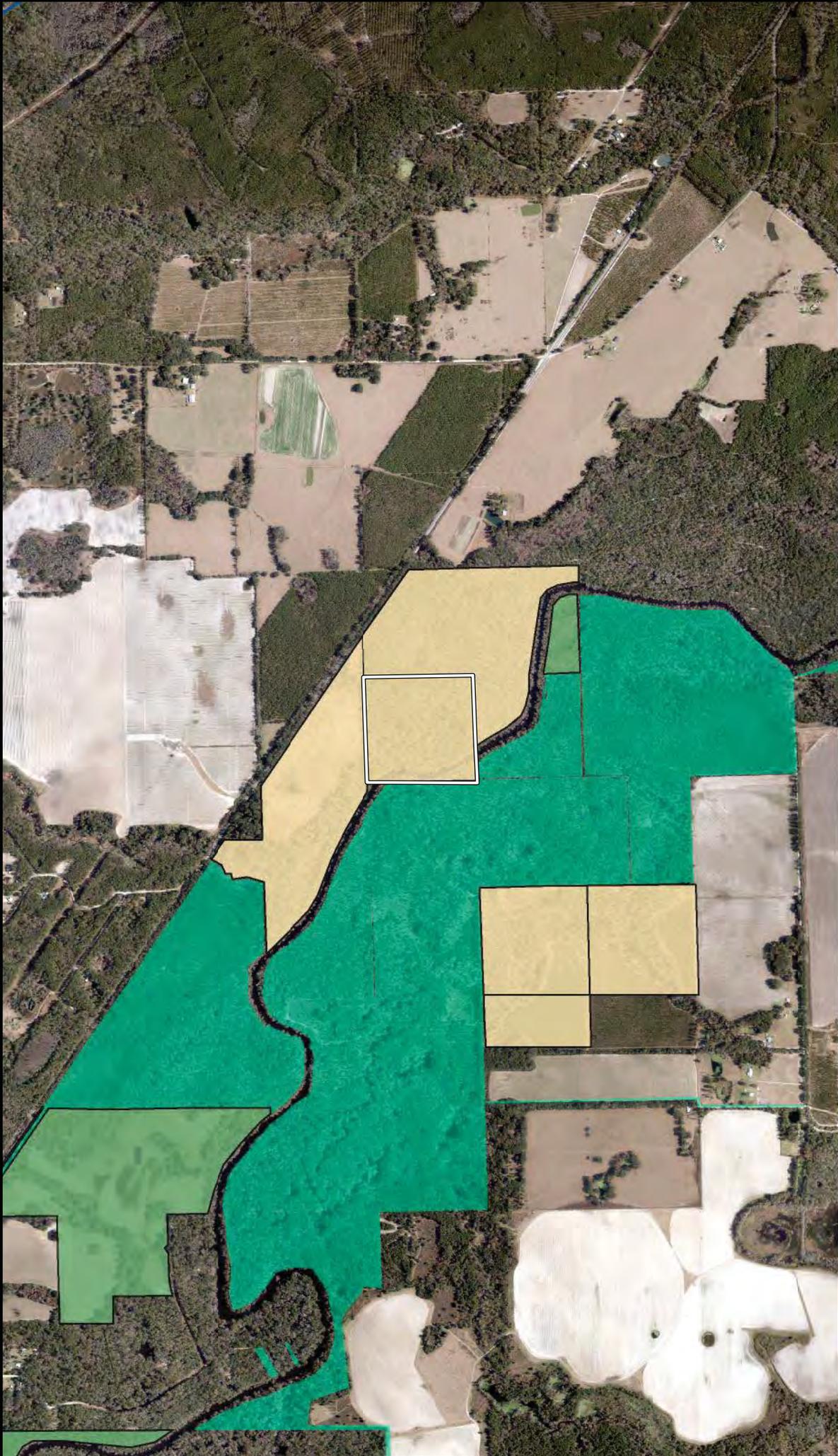

Brooks E. Blitch III

RECEIVED

NOV 20 2019

Suwannee River Water
Management District

37

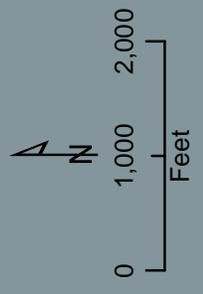
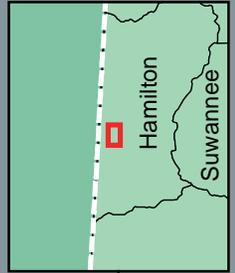


Jennings Bluff Addition (Blitch)
± 40 AC
Hamilton County



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 12/5/2019

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

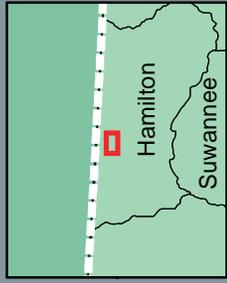




Note: This map was created by the Suwannee River Water Management District (SRWMD) to be used for planning purposes only. SRWMD shall not be held liable for any injury or damage caused by the use of data distributed as a public records request regardless of their use or application. SRWMD does not guarantee 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 12/5/2019

Jennings Bluff Addition (Blitch) Property Offer Surface Water Protection

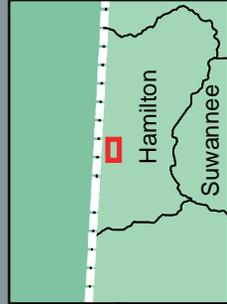
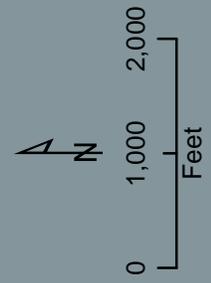
-  Property Boundary
-  SRWMD Major Rivers
-  Priority 1
-  Priority 2
-  Other
-  Surface Waters (Riverine)



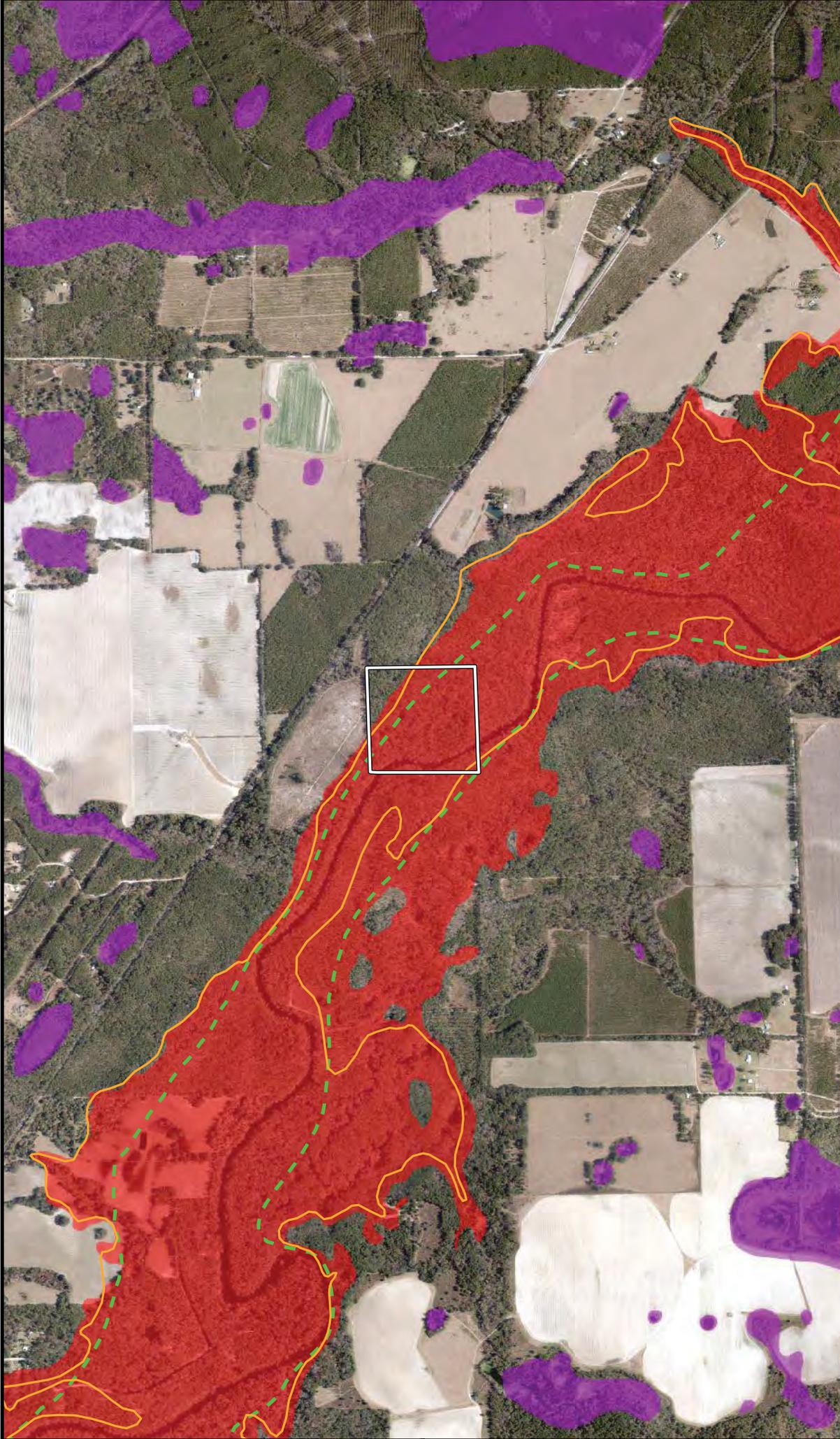


Jennings Bluff Addition (Blitch) Property Offer Springs Protection

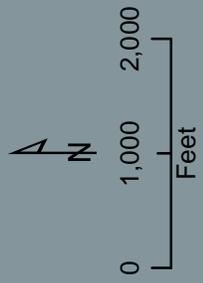
-  Property Boundary
-  Springs Protection



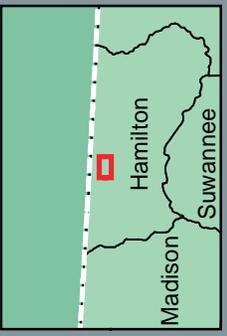
Note: This map was created by the Suwannee River Water Management District (SRWMD) to be used for planning purposes only. SRWMD shall not be held liable for any injury or damage caused by the use of data distributed as a public records request regardless of their use or application. SRWMD does not guarantee 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 12/5/2019



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 12/5/2019

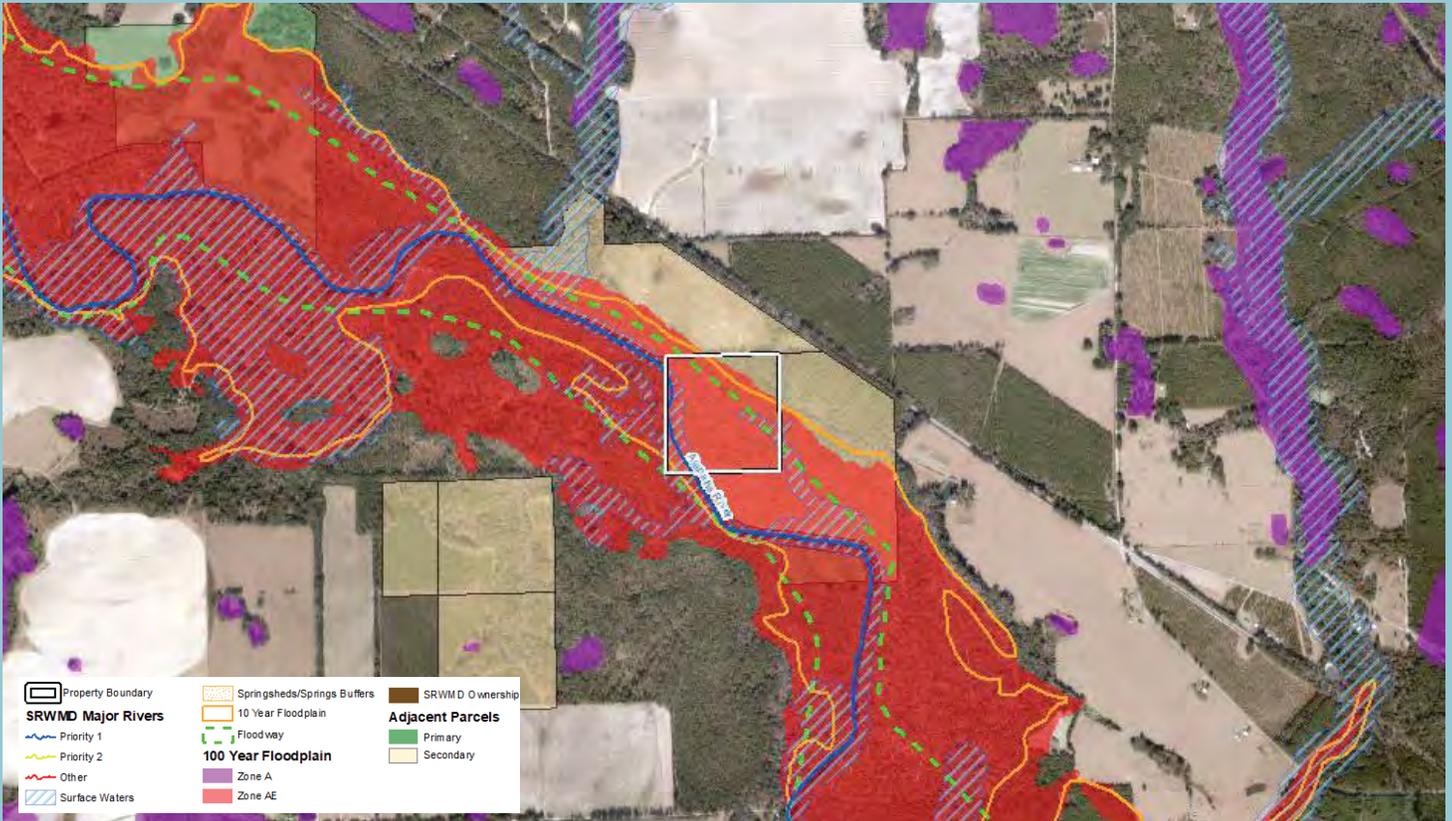


Jennings Bluff Addition (Blicht) Property Offer Floodplain Protection



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

Suwannee River Water Management District Triage Analysis Results



Property Name: Jennings Bluff Addition
(Blitch)

Date: 12/12/19

Acreage: 40

County: Hamilton

Transaction Type: Acquisition

Surface Water Protection-

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

Riverine Surface Waters? (Y) [± 7.1 ac]

Springs Protection -

Within Springshed or springs buffers?
(N)

Adjacency

(Y) [Priority 2]

Flood Protection-

Floodway? (Y) [± 28.42 ac]

10 Year Floodplain? (Y) [± 33.74]

100 Year Floodplain? (Y) [± 35.9 ac]

Miscellaneous:

PFA? (N)

WRCA? (Y) [Eastern]

BMAP? (N)



SUWANNEE RIVER WATER MANAGEMENT DISTRICT

MEMORANDUM

TO: Lands Committee

FROM: Stephen Schroeder, Chief, Office of Administration

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

DATE: May 29, 2020

RE: Sale of Surplus Property, Three Rivers Estate Parcel, Columbia County

RECOMMENDATION

Staff requests the Lands Committee recommend to the Governing Board to approve Resolution 2020-02 authorizing the sale of a 0.918 acre +/- parcel located in Three Rivers Estates, Columbia County.

BACKGROUND

On August 13, 2019, the Governing Board approved the Lands Committee recommendation to declare as surplus a 0.918 acre +/- parcel of real property located in Three Rivers Estates, Columbia County. The parcel was purchased in 1997 using Save our Rivers funding. On February 28, 2020, pursuant to section 373.089(8), Florida Statutes, District staff invited adjacent property owners to submit offers to purchase the property. Each owner was required to submit a bid accompanied by an appraisal conducted within 360 days of the submission date. The letters were sent via certified mail. Copies of the letters are attached. One letter was returned as undeliverable. Additionally, staff posted a notice of intent to sell on the District website and published the notice in the Lake City Reporter. The District received two offers, accompanied by current appraisals.

Mr. Ryan Edgar submitted a bid in the amount of \$6,500.00. The appraisal was conducted on March 26, 2020, by Candler Moses & Associates and provided an appraised value of \$5,000.00. The offeror has subsequently confirmed that he is ready, willing, and able to consummate the sale on any terms required by the District. A copy of the offer and an excerpt of the appraisal are attached.

Alachua Conservation Trust submitted a bid in the amount of \$2,200.00. The appraisal was conducted on March 30, 2020, by Emerson Appraisal Company, Inc. and reflected an adjusted value, considering the restrictions to be imposed, of \$2,200.00. A copy of the offer and an excerpt of the appraisal are attached.

Governing Board Directive 19-0001 provides that a bona fide offer to purchase shall include the written offer and a monetary deposit as may be directed by the Lands Committee. No deposit requirement was provided at the time of the declaration of surplus; however, the Lands Committee may establish that amount as part of this recommendation.

The approval of Resolution 2020-02 authorizing the sale to Mr. Ryan Edgar contain conditions that the offeror absorb all costs incurred to close the transaction and that the transaction be subject to deed restrictions prohibiting permanent enclosed structures, installation of a septic system, and installation of a well on the subject property.

SCS/rl
Attachments
File #96-059

SUWANNEE RIVER WATER MANAGEMENT DISTRICT

RESOLUTION NO. 2020-02

RESOLUTION OF THE SUWANNEE RIVER WATER MANAGEMENT DISTRICT APPROVING A CONTRACT FOR SALE OF SURPLUS DISTRICT LAND TO A PRIVATE PARTY

WHEREAS, the SUWANNEE RIVER WATER MANAGEMENT DISTRICT, an agency of the State of Florida (hereinafter the "DISTRICT") was created pursuant to section 373.069(1)(b), Florida Statutes, and exercises its statutory powers pursuant to Chapter 373, Florida Statutes; and,

WHEREAS the DISTRICT is governed by a Governing Board (hereinafter called the "GOVERNING BOARD") as provided in section 373.073, Florida Statutes; and,

WHEREAS, the DISTRICT owns that certain parcel of real property described in exhibit "A", within the Three Rivers Estates Subdivision in Columbia County; and

WHEREAS the parcel was purchased by District in 1997 using Save Our Rivers funding for the amount of \$3,400.00; and

WHEREAS, section 373.089, Florida Statutes, authorizes the DISTRICT to surplus and sell real property provided certain requirements are met; and,

WHEREAS, on August 13, 2019, at a duly noticed public hearing, the Governing Board declared the parcel as surplus; and

WHEREAS the Governing Board, in declaring the property as surplus authorized staff to sell the parcel in accordance with section 373.089, Florida Statutes; and

WHEREAS District staff, by certified letters dated February 28, 2020, notified adjacent landowners of the availability of the parcel and invited bids for the purchase thereof; and

WHEREAS, simultaneous with the above letters, District staff provided notice to the public of the intent to sell the parcel to adjacent owners by posting a notice of intent to sell on the District website and in the Lake City Reporter; and

WHEREAS the notice to adjacent owners also provided that the successful bidder would be responsible for paying all costs associated with the sale and that the sale of the property would include restrictions prohibiting permanent enclosed structures, installation of a septic system and installation of a well on the property; and

WHEREAS the District received an offer to purchase the property from Mr. Ryan Edgar in the amount of \$6,500.00 which was accompanied by an appraisal conducted by Candler, Moses, and Associates on March 26, 2020, and reflected a value of \$5,000.00; and

WHEREAS the offer is in excess of the appraised value of the property and meets or exceeds the fair market value of the property;

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

1. The above recitals are incorporated herein as a part hereof.

2. The offer to purchase is hereby accepted.
3. The sale of the PROPERTY as set out in the CONTRACT meets the requirements of section 373.089, Florida Statutes, as follows:
 - A. That on August 13, 2019, the PROPERTY was determined to be surplus and no longer needed by the DISTRICT for conservation purposes or any other purpose.
 - B. The selling price set out in the OFFER is the highest price obtainable.
 - C. A certified appraisal shows that the selling price set out in the CONTRACT is not less than the appraised value of the PROPERTY. Such certified appraisal was performed by Candler, Moses, and Associates, on March 26, 2020, and reflected a value of \$5,000.00
 - D. The county in which the PROPERTY is located is not a county in which more than 50 percent of the lands within the county boundary are federal lands and lands titled in the name of the state, a state agency, a water management district, or a local government.
4. The Chair and Secretary of the GOVERNING BOARD, the Executive Director of the DISTRICT, the GOVERNING BOARD attorney and all other officers and employees of the DISTRICT are hereby authorized and directed to do all things necessary to close and complete the transaction contemplated in the CONTRACT, including, without limitation, the following:
 - A. Execute, on behalf of the DISTRICT, all deeds, closing statements, closing affidavits, disclosures and other documents reasonably required for closing.
 - B. Comply with all of the requirements of section 373.089, Florida Statutes, which have yet to be fulfilled including:
 - i. Closing the sale of the PROPERTY as set out in the OFFER within 360 days after the above referenced certified appraisal was obtained or obtaining an updated or additional certified appraisal.
 - ii. Withholding execution and delivery of the deed of conveyance until full payment of the selling price is paid according to the terms of the OFFER.
5. That that the final deed of conveyance include restrictions in perpetuity that prohibit the installation of any permanent, enclosed structures, the installation of a septic system and the installation of well.
6. The proceeds from the transaction contemplated by the CONTRACT shall be set aside for the purchase of property with greater water resource values.

PASSED AND ADOPTED ON MOTION, SECOND AND AN AFFIRMATIVE VOTE OF NOT LESS THAN SIX MEMBERS (TWO-THIRDS OF THE TOTAL MEMBERSHIP) OF THE GOVERNING BOARD, THIS _____TH DAY OF _____, 2020.

PASSED AND ADOPTED THIS ____ DAY OF _____, _____.

SUWANNEE RIVER WATER MANAGEMENT DISTRICT
BY ITS GOVERNING BOARD

MEMBERS OF THE BOARD:

VIRGINIA H. JOHNS, CHAIR
DON QUINCEY, VICE CHAIR
RICHARD SCHWAB, SECRETARY/TREASURER
GARY JONES
CHARLES KEITH
VIRGINIA SANCHEZ

ATTEST:



SUWANNEE RIVER WATER MANAGEMENT DISTRICT

February 28, 2020

VIRGINIA H. JOHNS
Chair
Alachua, Florida

Ronnie Bruce Edgar
5500 Tiny Road
Winter Garden, FL 34787

HUGH THOMAS
Executive Director

Dear Mr. Edgar;

On August 13, 2019, the Governing Board of the Suwannee River Water Management District (District) declared the parcel of real property described in the attached document as surplus and authorized staff to dispose of the property in accordance with Florida Statutes. The Governing Board further directed that staff first offer the property to adjacent property owners in accordance with Florida Statute 373.089(8).

As owner of property that abuts the surplus parcel, you are invited to make an offer if you are interested. In order to be considered, the offer must be accompanied by an appraisal conducted within 360 days of submission of the offer and must have been completed by a Florida Department of Environmental Protection (FDEP) approved appraiser. The list of FDEP Approved Appraisers for may be found on the internet at this URL:

<http://publicfiles.dep.state.fl.us/DSL/BAWeb/Current%20Approved%20Appraiser%20List.pdf>

If you need access to the property for the appraisal process, please contact me and I will assist in getting you access. I may be reached by phone at 386.362.0445 or e-mail at Stephen.schroeder@srwmd.org.

All offers must be received no later than April 15, 2020. You will be notified within 5 business days of the disposition of your offer. In the event two or more identical offers are received, the District will solicit second offers from the offerors and may either sell the property to the highest bidder or reject all offers and offer the property for sale to the public. The District is required to sell the property at or above appraised value.

Conditions of sale will include either a conservation easement in favor of the District or Deed Restrictions which will include restrictions against permanent structures and prohibit the installation of wells or septic tanks on the property. All sales are contingent on final approval of the Governing Board.

Sincerely,

A handwritten signature in cursive script that reads "Silda Musgrove".

Stephen Schroeder
Administrative Office Chief

SS/tm

Certified Receipt Number: 7016 3560 0001 2059 1271

Water for Nature, Water for People

Three Rivers Estates
Surplus Land Information

Columbia County, Florida

Parcel ID 00-00-00-01017-000

Parcel is .918 acres+/-

Conditions of sale: Fee Simple. District will retain certain conservation protections either through a conservation easement or through Deed Restrictions. Protections will include no permanent structures, no well or septic systems.

Cash sale only. The District will not provide financing.

Buyer to pay for all transaction costs including, but not limited to, appraisal, survey, and closing costs, including legal fees.



SUWANNEE RIVER WATER MANAGEMENT DISTRICT

February 28, 2020

VIRGINIA H. JOHNS
Chair
Alachua, Florida

HUGH THOMAS
Executive Director

Mr. Tom Kay
c/o Alachua Conservation Trust, Inc.
7204 SE CR-234
Gainesville, FL 32641

Dear Mr. Kaye;

On August 13, 2019, the Governing Board of the Suwannee River Water Management District (District) declared the parcel of real property described in the attached document as surplus and authorized staff to dispose of the property in accordance with Florida Statutes. The Governing Board further directed that staff first offer the property to adjacent property owners in accordance with Florida Statute 373.089(8).

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Sincerely,

A handwritten signature in black ink that reads "Stephen Schroeder".

for Stephen Schroeder
Administrative Office Chief

SS/tm

Certified Receipt Number: 7016 3560 0001 2059 1288

Water for Nature, Water for People

9225 CR 49 • LIVE OAK, FLORIDA 32060 • TELEPHONE 386/362-1001 • 800/226-1066 • FAX 386/362-1056
mysuwanneeriver.com

Three Rivers Estates
Surplus Land Information

Columbia County, Florida

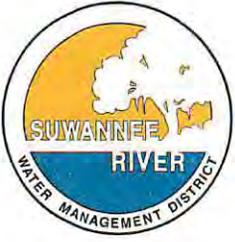
Parcel ID 00-00-00-01017-000

Parcel is .918 acres+/-

Conditions of sale: Fee Simple. District will retain certain conservation protections either through a conservation easement or through Deed Restrictions. Protections will include no permanent structures, no well or septic systems.

Cash sale only. The District will not provide financing.

Buyer to pay for all transaction costs including, but not limited to, appraisal, survey, and closing costs, including legal fees.



SUWANNEE RIVER WATER MANAGEMENT DISTRICT

February 28, 2020

VIRGINIA H. JOHNS
Chair
Alachua, Florida

HUGH THOMAS
Executive Director

Dale L. and Tracy C. Peterson
368 Rusk Circle
Spring Hill, FL 34606

Dear Mr. & Mrs. Peterson;

On August 13, 2019, the Governing Board of the Suwannee River Water Management District (District) declared the parcel of real property described in the attached document as surplus and authorized staff to dispose of the property in accordance with Florida Statutes. The Governing Board further directed that staff first offer the property to adjacent property owners in accordance with Florida Statute 373.089(8).

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Sincerely,

Jilda Musgrove

for Stephen Schroeder
Administrative Office Chief

SS/tm

Certified Receipt Number: 7016 3650 0001 2059 1240

Water for Nature, Water for People

Three Rivers Estates
Surplus Land Information

Columbia County, Florida

Parcel ID 00-00-00-01017-000

Parcel is .918 acres+/-

Conditions of sale: Fee Simple. District will retain certain conservation protections either through a conservation easement or through Deed Restrictions. Protections will include no permanent structures, no well or septic systems.

Cash sale only. The District will not provide financing.

Buyer to pay for all transaction costs including, but not limited to, appraisal, survey, and closing costs, including legal fees.

Schroeder, Stephen

From: ryan edgar <rce.edgar@gmail.com>
Sent: Friday, April 3, 2020 2:58 PM
To: Schroeder, Stephen
Cc: Nancy Edgar
Subject: Edgar Family Bid for Lot 135 in Three Rivers Estates
Attachments: 20-A-174-1 - Lot 135, SW Nebraska Terr (SRWMD).pdf

Stephen,

It is with great privilege that I write to you in order to submit a bid offer on the lot #135 in Three Rivers Estates, next to my late fathers dream spot. It is because of him that our family has a passion for being in the nature up at the Ichetucknee River.

Please accept our bid offer at \$6,500.00 and review the attached appraisal document, show a valuation of \$5,000 for the subject property.

Do not hesitate to let me know if there is any further information or details that you might need from me, to accept this bid.

Client	Ryan Edgar	File No.	20-A-174-1
Property Address	TBD SW Nebraska Ter		
City	Fort White	County	Columbia
		State	FL
		Zip Code	32038
Owner	Suwannee River Water Management District		

APPRAISAL AND REPORT IDENTIFICATION

This Report is one of the following types:

- Appraisal Report (A written report prepared under Standards Rule 2-2(a), pursuant to the Scope of Work, as disclosed elsewhere in this report.)
- Restricted Appraisal Report (A written report prepared under Standards Rule 2-2(b), pursuant to the Scope of Work, as disclosed elsewhere in this report, restricted to the stated intended use only by the specified client and any other named intended user(s).)

Comments on Standards Rule 2-3

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

Reasonable Exposure Time

(USPAP defines Exposure Time as the estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.)

My Opinion of Reasonable Exposure Time for the subject property at the market value stated in this report is: 1 to 3 months

Comments on Appraisal and Report Identification

Note any USPAP related issues requiring disclosure and any State mandated requirements:

This Appraisal Report is intended to comply with the reporting requirements set forth under Standards Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice. As such, it presents only summary discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation that is not provided with the report concerning the data, reasoning, and analyses is retained in the appraiser's file. The depth of the discussions contained in this report is specific to the needs of the client and for the intended use stated in the report.

APPRAISER:

Signature: 
Name: Jordan Chase Moses

State Certification #: Cert Gen RZ3672

or State License #: _____

State: FL Expiration Date of Certification or License: 11/30/2020

Date of Signature and Report: 04/01/2020

Effective Date of Appraisal: 03/26/2020

Inspection of Subject: None Interior and Exterior Exterior-Only

Date of Inspection (if applicable): 03/26/2020

SUPERVISORY or CO-APPRAISER (if applicable):

Signature: _____
Name: _____

State Certification #: _____

or State License #: _____

State: _____ Expiration Date of Certification or License: _____

Date of Signature: _____

Inspection of Subject: None Interior and Exterior Exterior-Only

Date of Inspection (if applicable): _____

 AI Reports™ Form 120.05*	Client File #:		Appraisal File #:	20-A-174-1
	<h1>Appraisal Report • Land</h1>			
	Appraisal Company: Candler, Moses & Associates, Inc.			
	Address: 184 North Marion Avenue, Lake City, FL 32055			
Phone: (386) 755-2774		Fax: (386) 755-8534		Website:
Appraiser: Jordan Chase Moses		Co-Appraiser:		
AI Membership (if any): <input type="checkbox"/> SRA <input checked="" type="checkbox"/> MAI <input type="checkbox"/> SRPA <input type="checkbox"/> AI-GRS <input type="checkbox"/> AI-RRS		AI Membership (if any): <input type="checkbox"/> SRA <input type="checkbox"/> MAI <input type="checkbox"/> SRPA <input type="checkbox"/> AI-GRS <input type="checkbox"/> AI-RRS		
AI Affiliation (if any): <input type="checkbox"/> Candidate for Designation <input type="checkbox"/> Practicing Affiliate		AI Affiliation (if any): <input type="checkbox"/> Candidate for Designation <input type="checkbox"/> Practicing Affiliate		
Other Professional Affiliation:		Other Professional Affiliation:		
E-mail: chase@candlermoses.com		E-mail:		
Client: Ryan Edgar		Contact:		
Address: 13027 Robert's Island Rd, Orlando, FL 32832				
Phone: (407) 460-8066		Fax:		E-mail: rce.edgar@gmail.com
SUBJECT PROPERTY IDENTIFICATION				
Address: TBD SW Nebraska Ter				
City: Fort White		County: Columbia		State: FL ZIP: 32038
Legal Description: Lot 135, Unit 17, Three Rivers Estates. ORB 851-1028				
Tax Parcel #: 00-00-00-01017-000		RE Taxes: 0.00		Tax Year: 2019
Use of the Real Estate As of the Date of Value:		Vacant		
Use of the Real Estate Reflected in the Appraisal:		Vacant/Recreation		
Opinion of highest and best use (if required):		Vacant/Recreation		
SUBJECT PROPERTY HISTORY				
Owner of Record: Suwannee River Water Management District				
Description and analysis of sales within 3 years (minimum) prior to effective date of value:		Subject has no prior sales history in the past 36 months.		
Description and analysis of agreements of sale (contracts), listings, and options:		The subject is not currently listed for sale but has been offered for sale to adjacent land owners. No asking price has been set and it has been requested the potential buyer obtain an appraisal.		
RECONCILIATIONS AND CONCLUSIONS				
Indication of Value by Sales Comparison Approach		\$ 5,000		
Indication of Value by Cost Approach		\$ Not Developed		
Indication of Value by Income Approach		\$ Not Developed		
Final Reconciliation of the Methods and Approaches to Value:		In this instance, only the Sales Comparison Approach was developed because this appraisal analysis is considered to be the most reliable within the market area and the most commonly used. The Cost and Income Approaches were not developed because it is not typically relied on for valuing residential properties within this market.		
Opinion of Value as of: 03/26/2020		\$ 5,000		
Exposure Time: 1 to 3 months				
The above opinion is subject to: <input checked="" type="checkbox"/> Hypothetical Conditions and/or <input type="checkbox"/> Extraordinary Assumptions cited on the following page.				

*NOTICE: The Appraisal Institute publishes this form for use by appraisers where the appraiser deems use of the form appropriate. Depending on the assignment, the appraiser may need to provide additional data, analysis and work product not called for in this form. The Appraisal Institute makes no representations, warranties or guarantees as to, and assumes no responsibility for, the data, analysis or work product, or third party certifications, verifications, data specifications, scores, indexes, or valuation tools, used or provided by the individual appraiser(s) or others in the specific contents of the AI Reports®. AI Reports® AI-120.05 Appraisal Report - Land© Appraisal Institute 2017, All Rights Reserved

June 2017



March 30, 2020

Mr. Stephen Schroeder
c/o Suwannee River Water Management District
9225 CR 49
Live Oak, FL 32060

Re: Three Rivers Estates Surplus Parcel 00-00-00-01017-000 Located in
Columbia County, Florida

DIRECTORS

- Laurel Nesbit, *President*
- Kim Davidson, M.D., *Vice-President*
- Alison Blakeslee, *Secretary*
- Bruce DeLaney, *Treasurer*
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- Heather Obara, Esq.
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- Grace Howell
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- Byron Flagg, Esq.
Conservation Land Negotiator –
Alachua County
- Erica Hernandez
Statewide Land Acquisition Specialist
- Barry Coulliette
Private Lands Prescribed Fire
Specialist
- Steve Wasp
Land Mgt. Specialist
- Dominick Holden
Land Mgt. Specialist
- Rachel Townsend
Land Mgt. Specialist –
Intern Program Coordinator
- Joe Nieves
Land Mgt. Specialist

Dear Mr. Schroeder,

In response to your letter soliciting offers for the Three Rivers Estates Parcel 00-00-00-01017-000 in Columbia County, Alachua Conservation Trust (ACT) would like to extend an offer to purchase the property and accept the Suwannee River Water Management District's (District) condition of either conservation easement or Deed Restrictions. ACT would like to offer a purchase price of \$2,200.00 for the property.

Attached to this letter you will find the required qualified appraisal which was completed by a Florida Department of Environmental Protection approved appraiser.

ACT looks forward to the potential purchase of this property. If our offer is accepted ACT intends to fold this parcel into our existing conservation lands that make up the Hodor Preserve on the Santa Fe River. The parcel would potentially be used as a trail head for residents to access the preserve.

Please let us know if you need any additional information.

Sincerely,

Tom Kay
Executive Director

Offices located at *Prairie Creek Lodge* in the community of *Rochelle*:

7204 SE County Road 234
Gainesville, Florida 32641

(352) 373-1078
www.AlachuaConservationTrust.org



PROPERTY

ACT THREE RIVERS ESTATES LOT

0.918± ACRE RESIDENTIAL LOT

900 BLOCK SOUTHWEST NEBRASKA TERRACE

FORT WHITE, COLUMBIA COUNTY, FLORIDA 32038

March 30, 2020

Mr. Tom Kay
ALACHUA CONSERVATION TRUST
4204 Southeast County Road 234
Gainesville, FL 32641

RE: APPRAISAL OF THE ACT THREE RIVERS ESTATES LOT, 900 BLOCK SOUTHWEST NEBRASKA TERRACE, FORT WHITE, COLUMBIA COUNTY, FLORIDA 32038.

Dear Mr. Kay:

According to your request, we have completed an appraisal of the above property which is more fully located and described in the body of this appraisal report. This appraisal provides a summary analysis communicated using the "Appraisal Report" option consistent with the Uniform Standards of Professional Appraisal Practice (USPAP).

As part of the analysis, a viewing was made of the property and the property is appraised under two valuation scenarios. This is a current value estimate for the vacant land. At time of appraisal, current site surveys and/or title search information was not available for the ownership. Other property information was ascertained through a viewing of the property and available public records information data sources, as described in the report. The value estimate is for the real estate only and does not include any furniture, fixtures, equipment and/or any business value. The analysis is made contingent upon the enclosed Special Appraisal Assumptions relating to 1) survey/title search information, 2) economic conditions and 3) proposed deed restrictions, together with the General Assumptions and Limiting Conditions and Appraisal Certification.

As a result of our investigation and data collected to support the estimate of value, in our opinion, the subject real estate has an estimated market value as follows:

Estimated Market Value ("As Is" Fee Simple Value, March 17, 2020)	\$9,600.00
Estimated Value Considering Deed Restrictions (As of March 17, 2020)	\$2,200.00

Information relating to the subject property, the appraisal process and other report criteria is presented in the enclosed appraisal report and related attachments.