

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

GoTo Webinar Link: <https://attendee.gotowebinar.com/register/3908583927941901325>

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

On-line Public Comment Form Link: www.MySuwanneeRiver.com/Comments

Open to the Public
Limited Seating Capacity Following CDC Guidelines Regarding Social Distancing

December 8, 2020
Following Board Workshops

District Headquarters
Live Oak, Florida

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

General Discussion / Updates
3. 2021 Florida Forever Work Plan

Land Acquisition / Property Offers
4. Rio Lindo Conservation Easement – Gilchrist County

Conservation Easement Modification Requests

None

Surplus Lands

None
5. Announcements
6. 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.)*

SUWANNEE RIVER WATER MANAGEMENT DISTRICT

MEMORANDUM

TO: Governing Board
FROM: Katelyn Potter, Chief, Office of Communication and Organizational Development
DATE: November 23, 2020
RE: 2021 Florida Forever Work Plan

RECOMMENDATION

Recommend to the Governing Board to accept the 2021 Florida Forever Work Plan Update.

BACKGROUND

An annual update of the Florida Forever Work Plan is required by subsection 373.199(7), Florida Statutes (F.S.). The Florida Forever Act provides funding for land acquisition projects and water resource development and restoration projects. The 2021 Florida Forever Work Plan presents projects the District has identified as eligible for funding under the Florida Forever Act, section 259.105, F.S and in accordance with section 373.199, F.S. The update also reports on District land acquisition and management programs and activities.

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

The plan is available for review on the District website at www.mysuwanneeriver.com/about.

/kcp

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: November 23, 2020

RE: Detailed Assessment and Negotiations for the Acquisition of a Conservation Easement, Rio Lindo Parcel, Gilchrist County

RECOMMENDATION

Recommend the Governing Board authorize staff enter into detailed assessment and negotiations for the acquisition of a conservation easement on Rio Lindo, a 313+/- acre parcel of real property located in Gilchrist County.

BACKGROUND

In October 2020, the District received an offer to sell a conservation easement on a 313 +/- parcel of real property located in Gilchrist County identified as Rio Lindo. The offeror proposed a price of \$750,000, which is negotiable and dependent upon appraisals.

The parcel contains 224.5 +/- acres of riverine surface waters, 180 +/- acres within the floodway, and is entirely within the 100-year floodplain. The parcel is also contained within the District's Florida Forever Work Plan, is entirely within the Fanning Springs Priority Focus Area, and is adjacent to the District's Shingle Landing and Wannee tracts. Of concern are profit and exploitation of mineral rights on a portion of the property that have not been exercised nor released by the owner of those rights. However, the location of the mineral rights are within the floodway leaving little possibility of future exploitation. Staff does not see this as a significant impediment to acquiring the conservation easement.

After review, staff determined that ownership of the conservation easement would protect against further development within the floodplain and floodway and would provide access to the property for potential projects. Land Management staff has reviewed the parcel and sees no management issues.

At the November 10, 2020 meeting, the Lands Committee expressed concern regarding the price per acre in the offer and requested to see a LiDAR map of the parcel. Staff discussed the pricing issue with the offeror's representative and was assured that the application asking price was merely a place holder. The offeror is open to negotiations of the price per acre and has expressed a willingness to accept not more than 90% of the appraised value. Additionally, the offeror indicated a willingness to contribute to the assessment costs. The offeror stressed that conservation of the land is his primary objective.

A copy of the offer, triage summary map, parcel assessment and LiDAR map are attached.

SCS/rl
Attachments
File #2020-010

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

9225 CR 49, Live Oak, FL 32060

(386)362.1001

E-Mail: acquisitions@srwmd.org

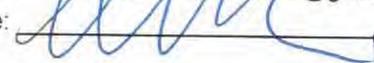
Rule 40B-9.041(1), Florida Administrative Code, requires specific information to initiate the acquisition process.

Applicant Information

Name: Harpo Holdings, Inc., a Florida corporation

Address: 8370 – 40 Avenue North, St. Petersburg, FL 33709

Phone: (727) 515-8444 **E-Mail:** cwross23@gmail.com

Applicant Signature:  President Date : October 2, 2020

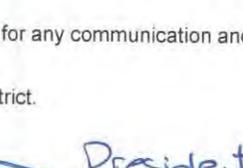
Owner of Record (Owner is Applicant yes no)

Name: Harpo Holdings, Inc., a Florida corporation

Address: 8370 – 40 Avenue North, St. Petersburg, FL 33709

Phone: (727) 515-8444 **E-Mail:** cwross23@gmail.com

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

Owner Signature:  President Date: October 2, 2020

Owner Signature: _____ Date: _____

Property/Project Information

Asking Price (Fee): n/a (Conservation Easement) : \$750,000.00 - subject to appraisal

General Location (address, intersection, etc.) 8100 SW 93 Court, Trenton, Florida

Acreage: 313 County: Gilchrist

Tax Parcel Number(s): 12-10-13-0000-0001-0010, 07-10-14-0000-0007-0010, 13-10-13-0010-0000-0420, and 13-10-13-0010-0000-0410

Legal Description: See Exhibit A.

Improvements: None.

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

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

Applicant is fee simple owner subject to restrictions shown upon Commitment for Title Insurance attached hereto as Exhibit B.

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.)*
See Exhibit C



9/6/2018

EXHIBIT "A"

A parcel of land in Sections 7 and 18, Township 10 South, Range 14 East and Sections 12 and 13, Township 10 South, Range 13 East, and certain Lots in Suwannee River Sunset Gardens Subdivision as recorded in Plat Book 1, Page 10, Public Records of Gilchrist County, Florida, being more particularly described as follows:

ALL of Lot 41 and a portion of Lots 42 and 43 of above said subdivision and a portion of Government Lots 8 and 9, Section 7, Township 10 South, Range 14 East, and Government Lots 10 and 12, Section 12, Township 10 South, Range 13 East, being further described as follows: For a Point of Reference commence at the S.E. corner of Government Lot 9, Section 7, Township 10 South, Range 14 East, thence N. 0 deg. 07' 39" E., 450.03 feet, thence S. 89 deg. 44' 11" W., 151.64 feet to the Point of Beginning. Thence S. 0 deg. 04' 52" E., parallel with and 150 feet West of the East line of above said Lot 42 (Government Lot 4, Section 18, Township 10 South, Range 14 East) 3090.12 feet to the South line of Lot 42 (Government Lot 4), thence S. 89 deg. 44' 23" W., along the South line of Lot 42 and Government Lot 4, 1170.18 feet to the SW corner of Government Lot 4 and the NE corner of Government Lot 7, Section 18, Township 10 South, Range 14 East, thence S. 0 deg. 03' 23" E., along the East line of Government Lot 7, 232.17 feet to the North right-of-way line of Holly Road as shown on the Plat of Suwannee River Sunset Gardens Subdivision, thence S. 89 deg. 11' 41" W., along said right-of-way line 1803.24 feet, thence continue along said right-of-way line, N. 54 deg. 56' 19" W., 1026.06 feet to the P.C. of a curve concave to the Southwest having a radius of 392.78 feet, thence Northwesterly along the arc of said curve through a central angle of 33 deg. 26' 00", 229.20 feet to the P.T. of curve, thence continue along said right-of-way line N. 88 deg. 22' 19" W., 337.98 feet to the intersection of the Easterly right-of-way line of Magnolia Drive as shown on the said subdivision plat, thence N. 38 deg. 00' 55" E., along said Easterly right-of-way line 290.78 feet, thence N. 24 deg. 58' 49" E., 496.01 feet, thence N. 11 deg. 58' 17" E., 335.09 feet, thence N. 2 deg. 55' 04" W., 406.85 feet, thence N. 12 deg. 00' 04" W., 140.33 feet to the termination of Magnolia Drive, thence S. 74 deg. 54' 56" W., 100.15 feet to the N.E. corner of Lot 1 of said subdivision, thence continue S. 74 deg. 54' 56" W., 460 feet more or less to the Easterly bank of the Suwannee River, thence Northwesterly along the Suwannee River 1835 feet more or less to a point that bears S. 89° 44' 11" W., 5798 feet more or less from the Point of Beginning, thence N. 89 deg. 44' 11" E., 5798 feet more or less to close on the Point of Beginning.

LESS

The South 30 feet of Government Lot 4 in Section 18, Township 10 South, Range 14 East, Gilchrist County, Florida,

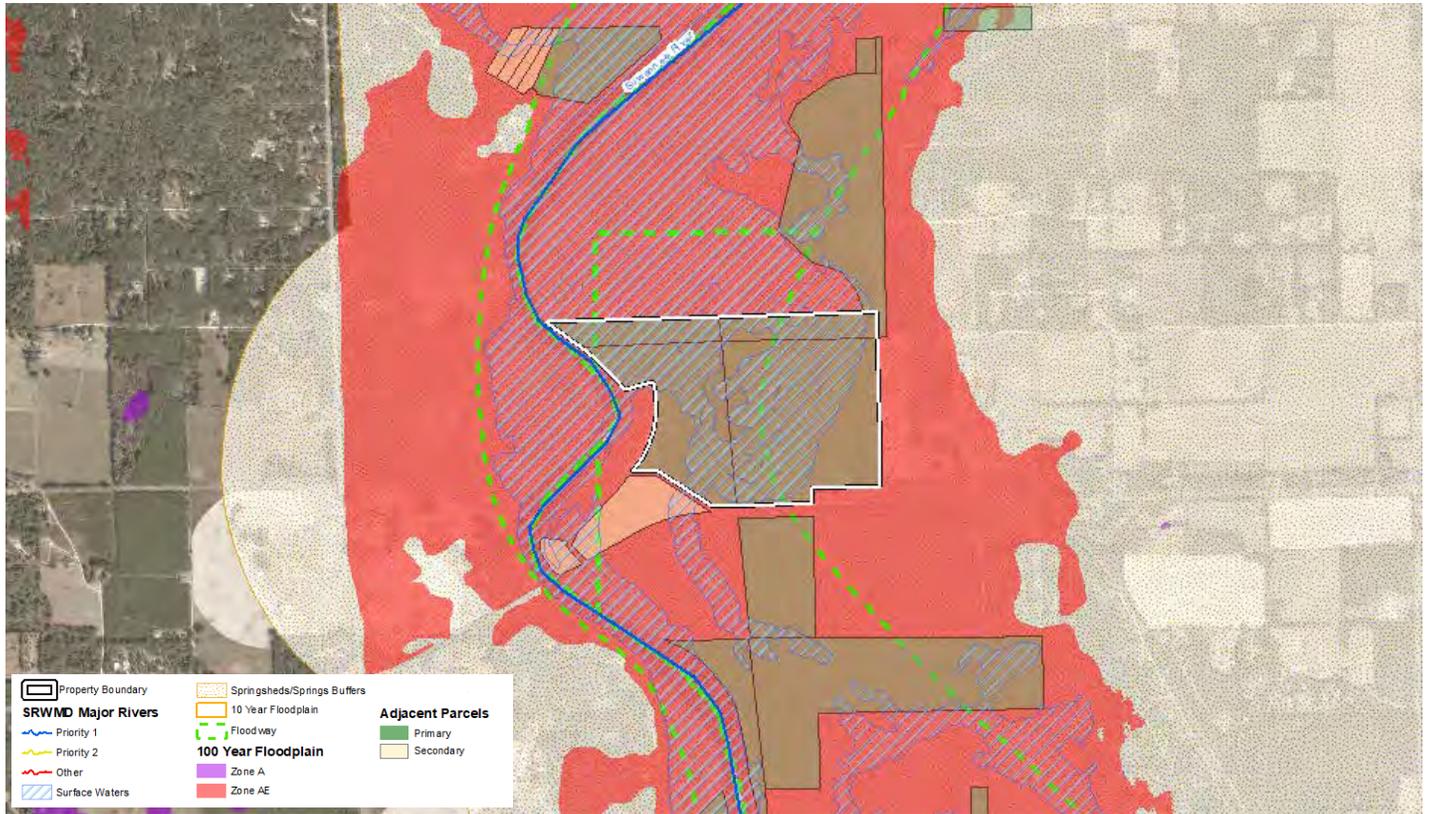
LESS the East 150 feet thereof.

AND LESS

The East 30 feet of the South 30 feet of Government Lot 6 in Section 18, Township 10 South, Range 14 East, Gilchrist County, Florida. AND LESS The East 30 feet of Government 7 in Section 18, Township 10 South, Range 14 East, Gilchrist County, Florida, lying North of Holly Road.



SUWANNEE TRIAGE ANALYSIS RESULTS



Property Name: Rio Lindo CE

Date: 10/08/20

Acreage: ± 313 ac

County: Gilchrist

Transaction Type: Conservation Easement

Florida Forever: Yes

Surface Water Protection

Major River: (Y) [Suwannee – Priority 1]

Riverine Surface Waters: (Y) [± 224.5 ac]

Flood Protection

Floodway: (Y) [± 180 ac]

10 Year Floodplain: (Y) [± 279.5 ac]

100 Year Floodplain: (Y) [± 313 ac]

Springs Protection

Springshed: (Y) [Fanning] [± 313 ac]

Adjacency: (Y) [Primary]

Miscellaneous

PFA: (Y) [Fanning Manatee]

WSPA: (Y) [Eastern]

BMAP: (Y) [Suwannee]

PARCEL SUMMARY

TRACT: Rio Lindo Conservation Easement

OWNER: Harpo Holdings, Inc.

PARCEL: 313 acres +/-

PARCEL DESCRIPTION: The Rio Lindo parcel consists of 313 acres +/- located in Gilchrist County. The offer proposes a price of \$750,000 to be negotiated after an appraisal. The parcel has been previously planned for development but no development has occurred within the area being offered for the conservation easement. The parcel is adjacent to the District-owned Shingle Landing and Wannee tracts. The parcel is identified in the District's Florida Forever Work Plan.

WATER RESOURCE GUIDELINE SCREENING:

Riverine Surface Water Protection: 72%
Springshed Protection: 100% (Fanning Springs)
Floodplain Protection: 100%
Priority Focus Area: Fanning Manatee
Water Supply Planning Area: Eastern
BMAP: Suwannee

OUTSTANDING INTERESTS: The owner indicates there are outstanding mineral rights, including exploitation rights, owned by a third party on a portion of the parcel, however, the location of these rights is within the floodway so there appears to be little chance of exercising those rights. These rights as well as any other outstanding interests will be confirmed through a title search.

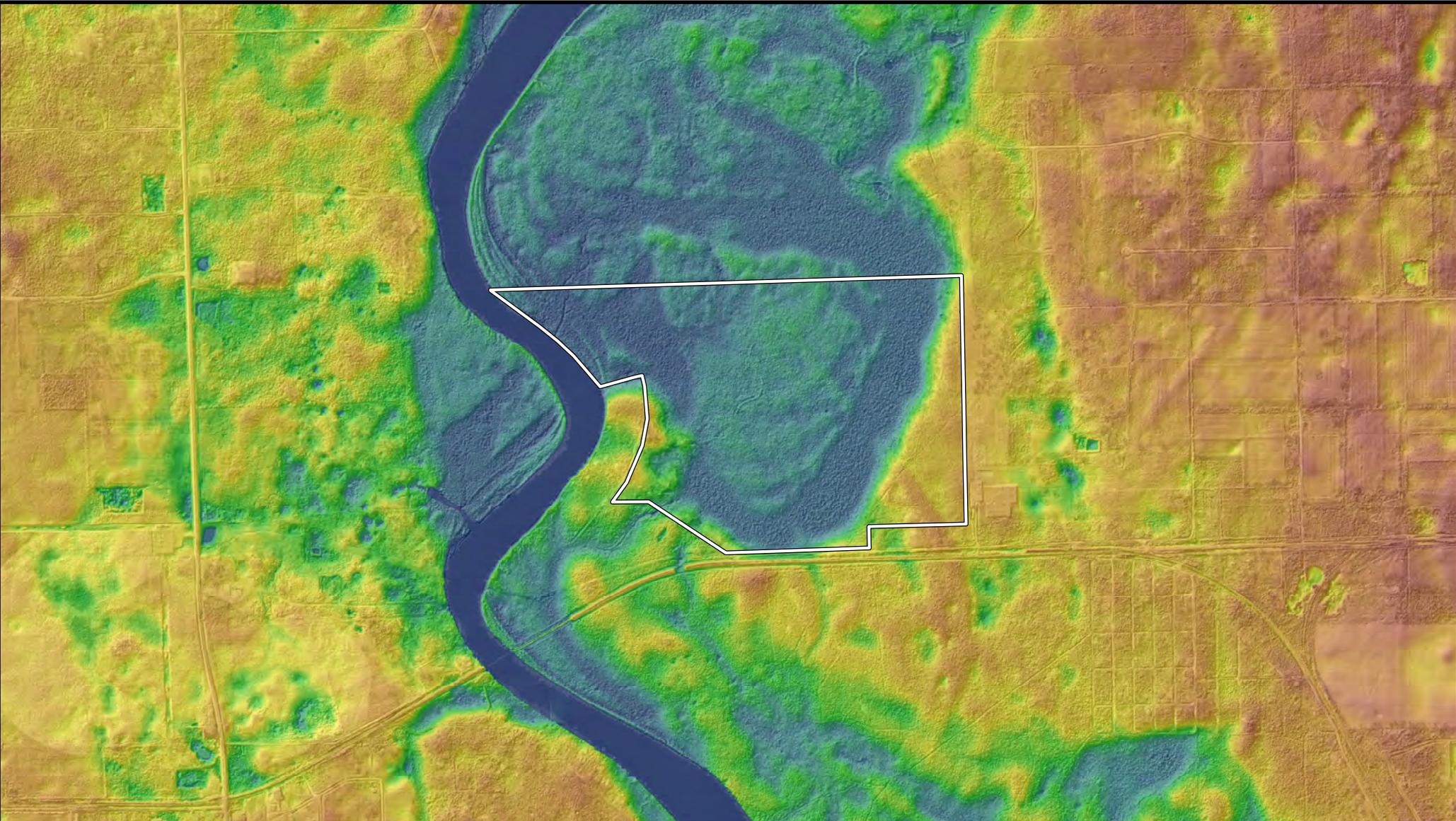
CURRENT ASKING PRICE: The property is being offered for \$750,000 but the owner has indicated a willingness to negotiate. Upon completion of the appraisal, staff will negotiate the value of the property rights to be conveyed to the District in accordance with Florida Statutes.

ASSESSMENT COSTS: Costs of detailed assessment are estimated to be from \$5,000 to \$7,500.

ACCESS: This property appears to be accessible via county-maintained SW 85th Street.

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

SCS/rl
File #2020-010



Rio Lindo CE Property Offer LIDAR



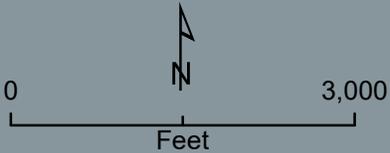
Property Boundary

Bare Earth Elevation



High : 35

Low : 0.5



Note: This map was created by the Suwannee River Water Management District (SRWMD) to be used for planning purposes only. SRWMD shall not be held liable for any injury or damage caused by the use of data distributed as a public records request regardless of their use or application. SRWMD does not guarantee the accuracy, or suitability for any use of these data, and no warranty is expressed or implied. For more information please contact the SRWMD at 386-362-1001. Map Created 11/13/2020