

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

GoTo Webinar Link: <https://attendee.gotowebinar.com/register/3957877235233999371>

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

Public Comment Form Link: www.MySuwanneeRiver.com/Comments

Open to Public

Limited Seating Capacity and Following CDC Guidelines Regarding Social Distancing

March 9, 2021
Following Board Meeting

District Headquarters
Live Oak, Florida

1. Call to Order / Committee Roll Call
2. Public Comment
General Discussion / Updates
3. Bailey Brothers Property - Dixie County
Exchanges
4. R.O. Ranch Exchange – Lafayette County
Land Acquisition / Property Offers
5. Thakor Ashish – Ingress/Egress Easement – Suwannee County
6. Springs Restoration Grant Acquisition Projects
7. Lasky Tract - Gilchrist County
8. Suwannee Bluffs Tract - Hamilton County
Conservation Easement Modification Requests
9. Warner-Harrell Conservation Easement - Suwannee County
Surplus Lands
10. Newberry Wellfield - Alachua County
11. Announcements
12. Adjournment

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

Definitions:

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

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

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: February 26, 2021
RE: Proposed Offer for the Exchange of R.O. Ranch Surplus with McB-Pinehatchee

RECOMMENDATION

Approval of the proposed offer for the exchange of R.O. Ranch surplus property with McB-Pinehatchee.

BACKGROUND

In December 2019, the District the Governing Board authorized staff to enter into negotiations with McB-Pinehatchee for the potential exchange of the previously surplused R.O. Ranch Tract consisting of 1,277 acres for a parcel identified as “Steinhatchee North” belonging to McB-Pinehatchee and consisting of 2,950 acres +/- . North Florida Land Trust (NFLT), acting as the agent for the District has engaged in negotiations including obtaining two appraisals on each parcel, reviewing various title issues, and efforts to reconfigure the McB-Pinehatchee Tract to equalize the relative values of the parcels. During this period, NFLT identified existing mineral rights on the McB-Pinehatchee tract which included rights of exploitation.

An assessment was conducted, and it has been determined that the exploitation and mineral rights are unlikely to be exercised due to the absence of economically beneficial minerals available on the site. McB-Pinehatchee is unwilling to reconfigure the property in order to equalize the values.

Appraisals of the parcels were conducted by two different appraisers with the average appraised values being as follows:

R.O. Ranch	\$3,025,000 (\$2,369 per acre)
McB-Pinehatchee	\$3,835,500 (\$1,300 per acre)

There is a difference in value between the two appraisals on the McB-Pinehatchee parcel of \$651,000 which is below the threshold of a mandatory review appraisal but is within the discretion of the Board to request a review appraisal.

Staff has made a tentative offer to McB-Pinehatchee subject to approval by the Governing Board, as follows:

Exchange of all of the R.O. Ranch surplus (1,277 acres +/-) for all of the McB-Pinehatchee parcel (2,950 acres +/-) together with the payment of \$426,950 from the District.

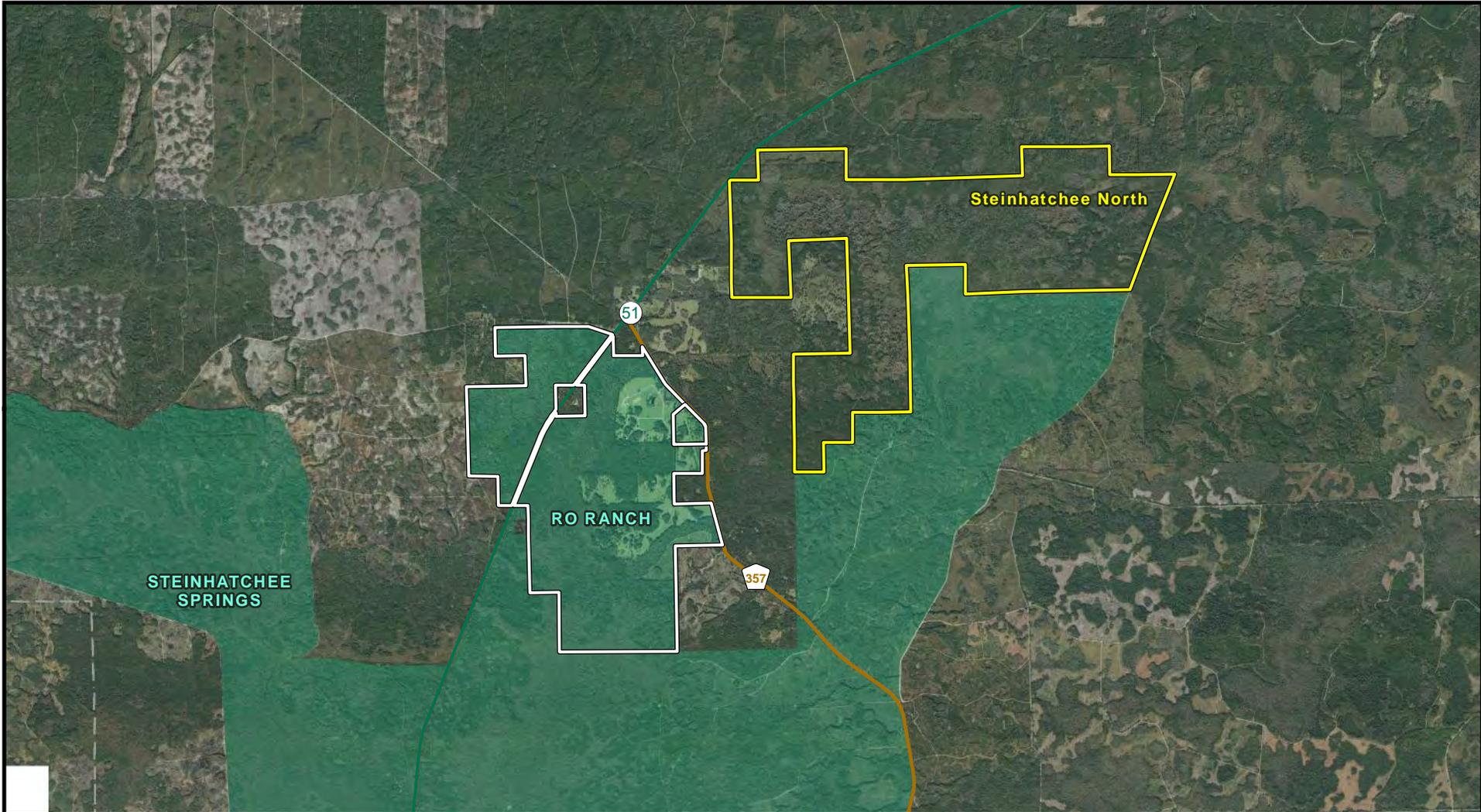
The offer is contingent on approval by the Governing Board and may include a requirement for a review appraisal. Additionally, the final exchange will be contingent upon a satisfactory Phase 1 Environmental Site Assessment and a satisfactory title search.

The offer was developed by staff by subtracting the average of the R.O. Ranch appraisals (\$3,025,000) from a figure representing 90% of the average for the McB-Pinehatchee appraisals (\$3,451,000). This provides a cash difference of \$426,950 to be paid by the District. In considering the offer, staff determined that the District would be acquiring an additional 1,673 acres +/- within the acquisition. Staff also considered that at present, the District is spending approximately \$30,000 in maintenance costs on the R.O. Ranch Tract at this time which includes utilities, mowing, building and trail maintenance. Staff also considered that the lack of use of the buildings and other facilities is leading to degradation of the facilities and additional expenditures will be required to restore the facilities for use.

In terms of the total exchange values, the District would be acquiring 2,950 acres +/- of primarily wetlands with some potential for future timber operations for the total cost of \$3,451,950 or \$1,170.15 per acre.

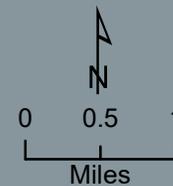
Copies of Triage maps and summary maps of both parcels are attached.

SCS/rl
Attachments
File #19-010

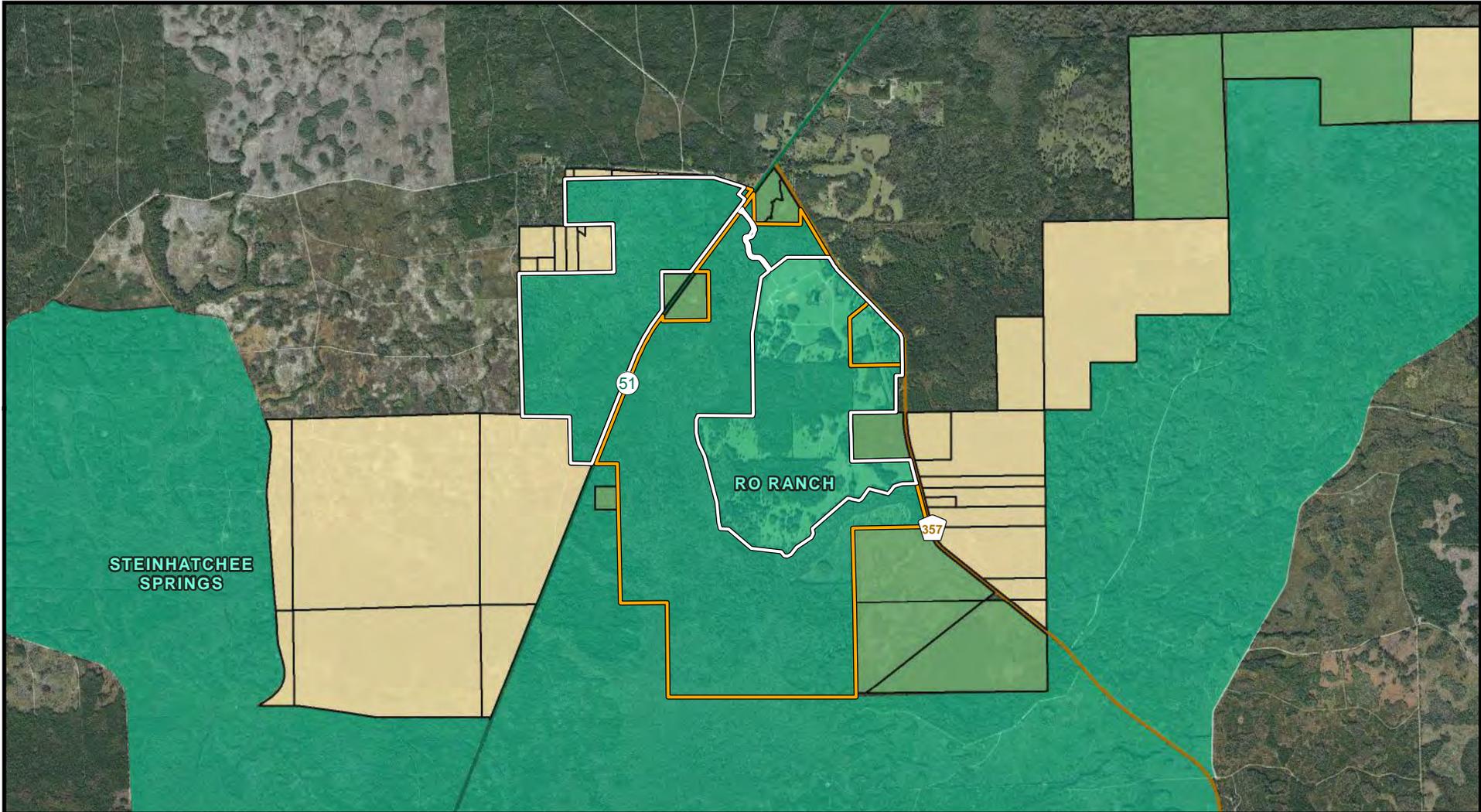


RO Ranch & Steinhatchee North Lafayette County

-  Steinhatchee North Boundary
-  RO Ranch Boundary
-  SRWMD Ownership



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 9/27/2019

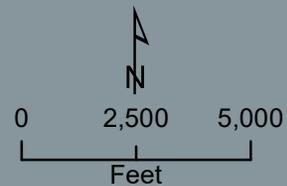


-  Property Boundary
-  SRWMD RO Ranch Full Boundary
-  SRWMD Ownership
-  Other Public Ownership
-  SRWMD Proposed Acquisitions

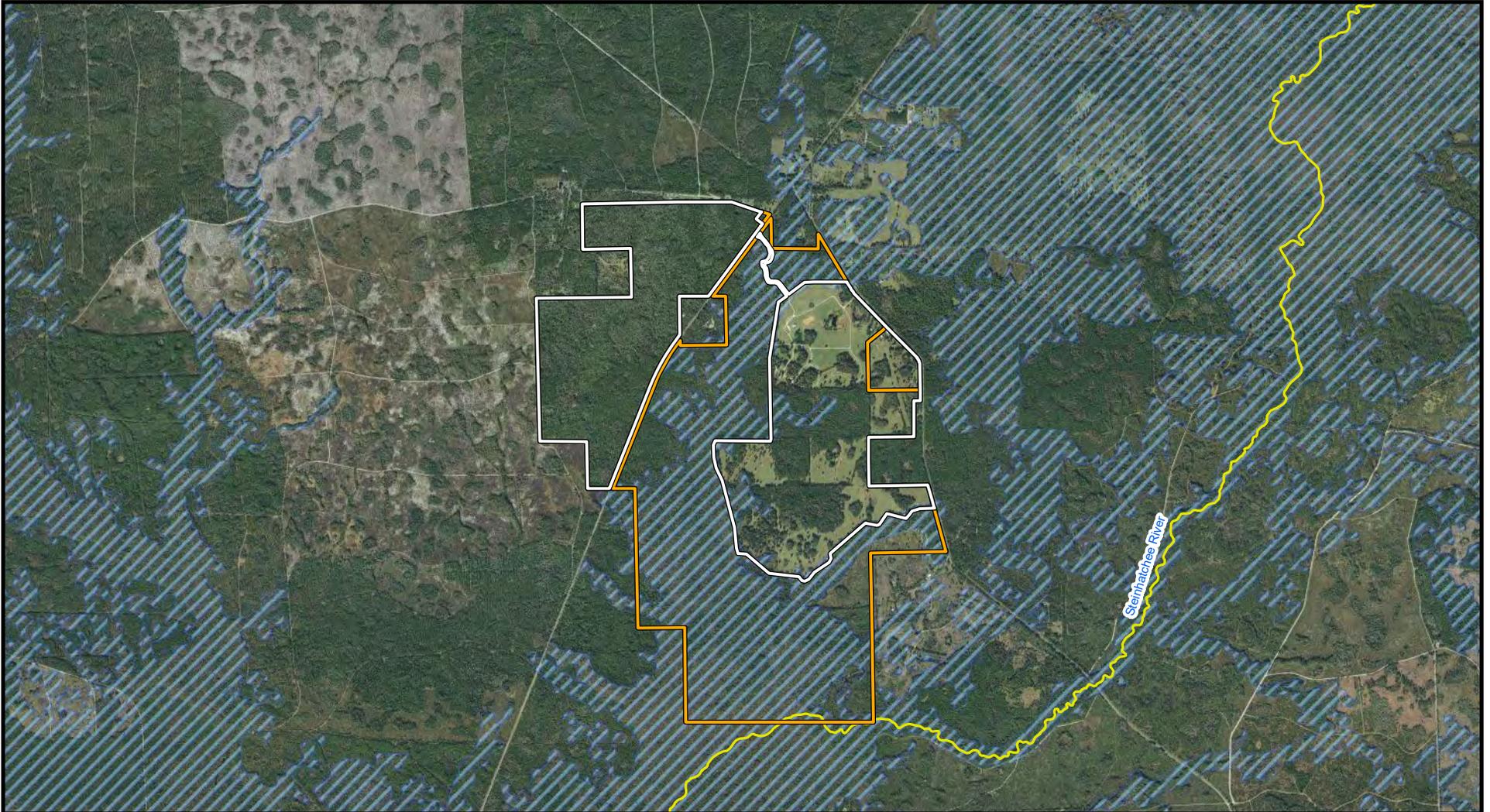
Adjacent Parcels Ranking

-  Primary
-  Secondary

**RO Ranch Surplus
± 1277 Ac
Lafayette County**

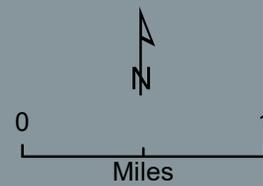


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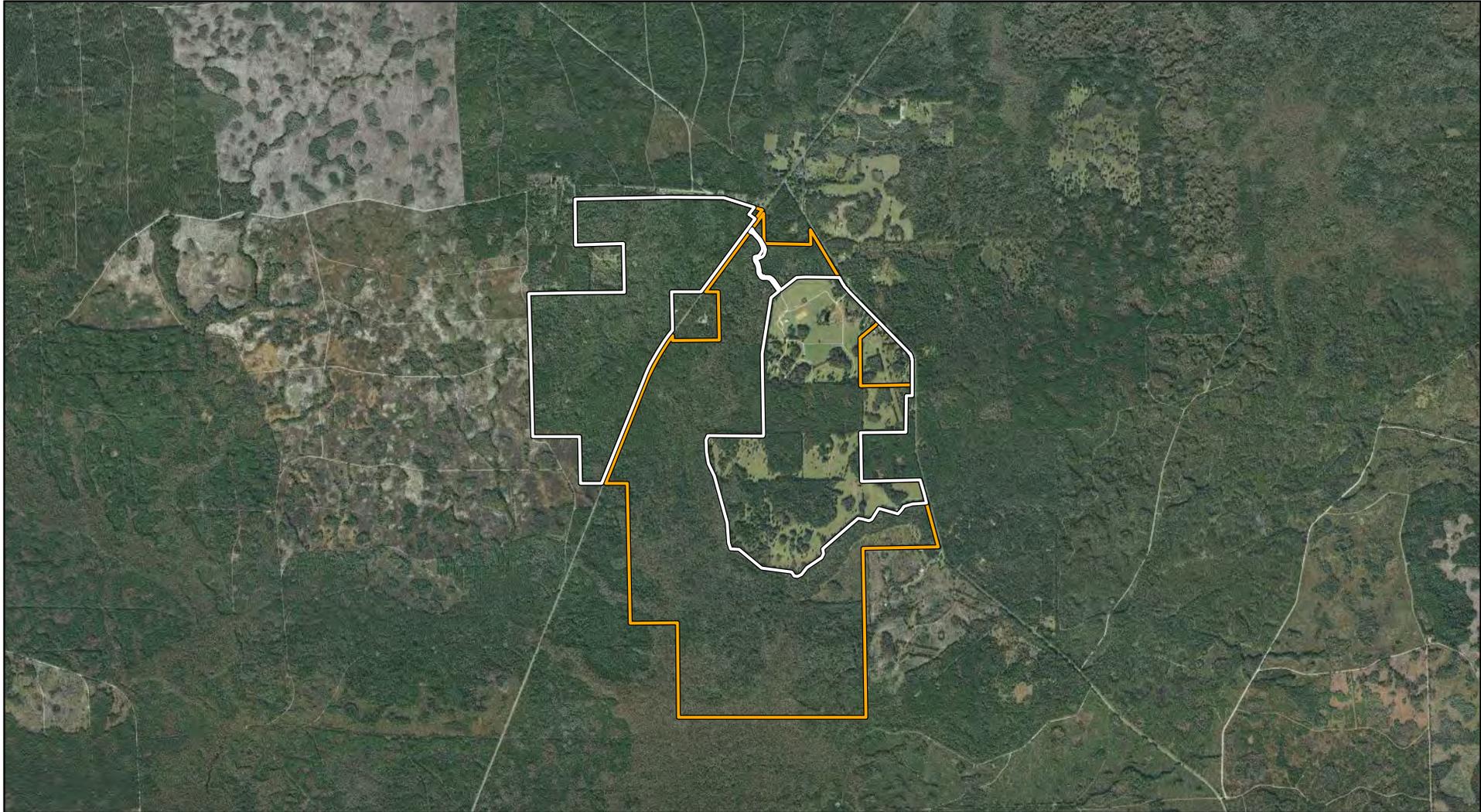


-  Property Boundary
-  SRWMD RO Ranch Full Boundary
- SRWMD Major Rivers**
-  Priority 1
-  Priority 2
-  Other
-  Surface Waters (Riverine)

RO Ranch Surplus Property Offer Surface Water Protection

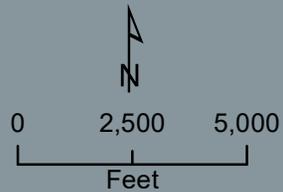


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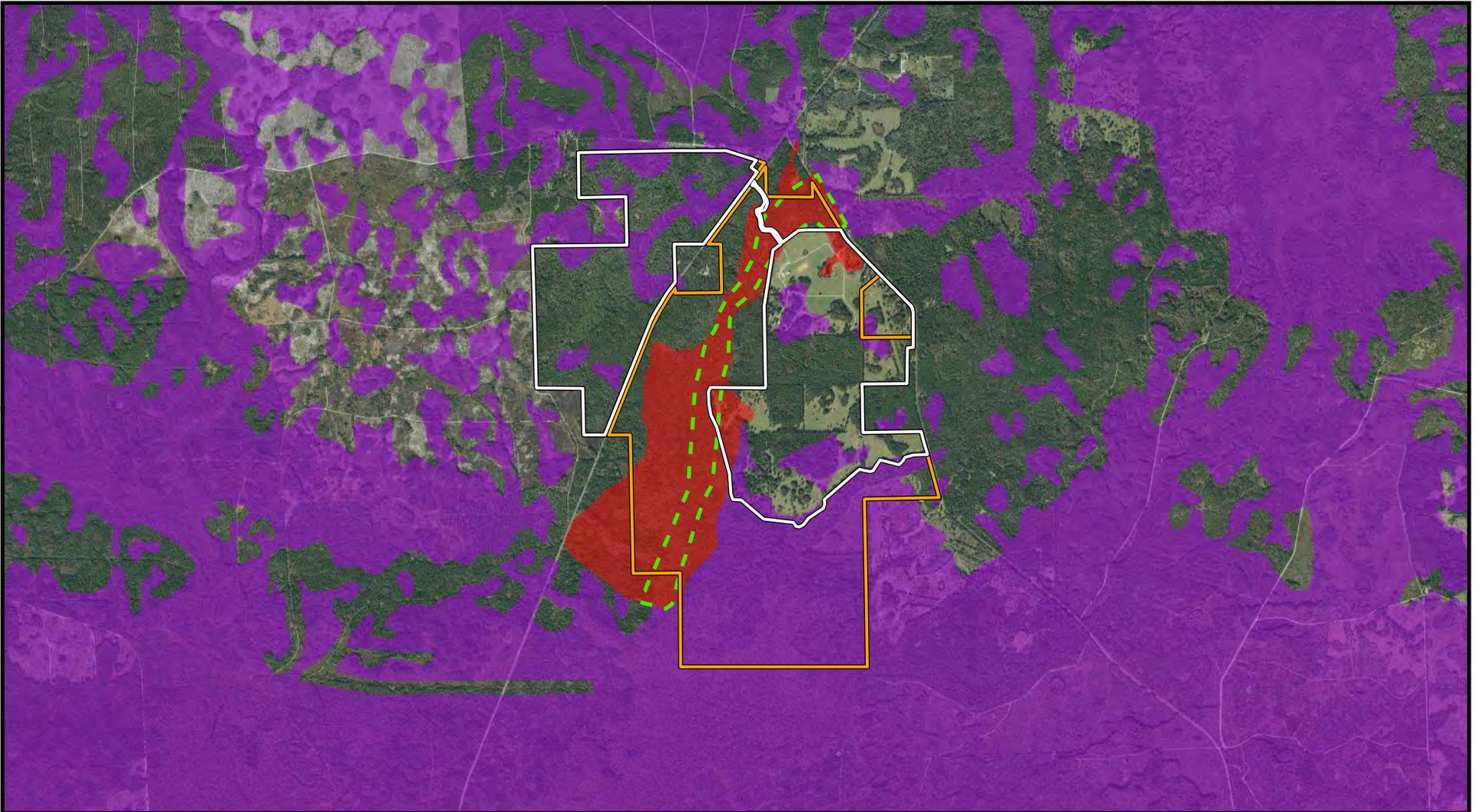


RO Ranch Surplus Property Offer Springs Protection

-  Property Boundary
-  SRWMD RO Ranch Full Boundary
-  Springs Protection

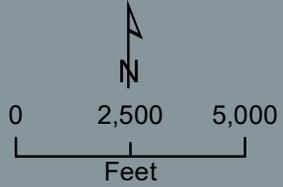
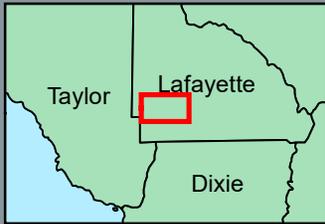


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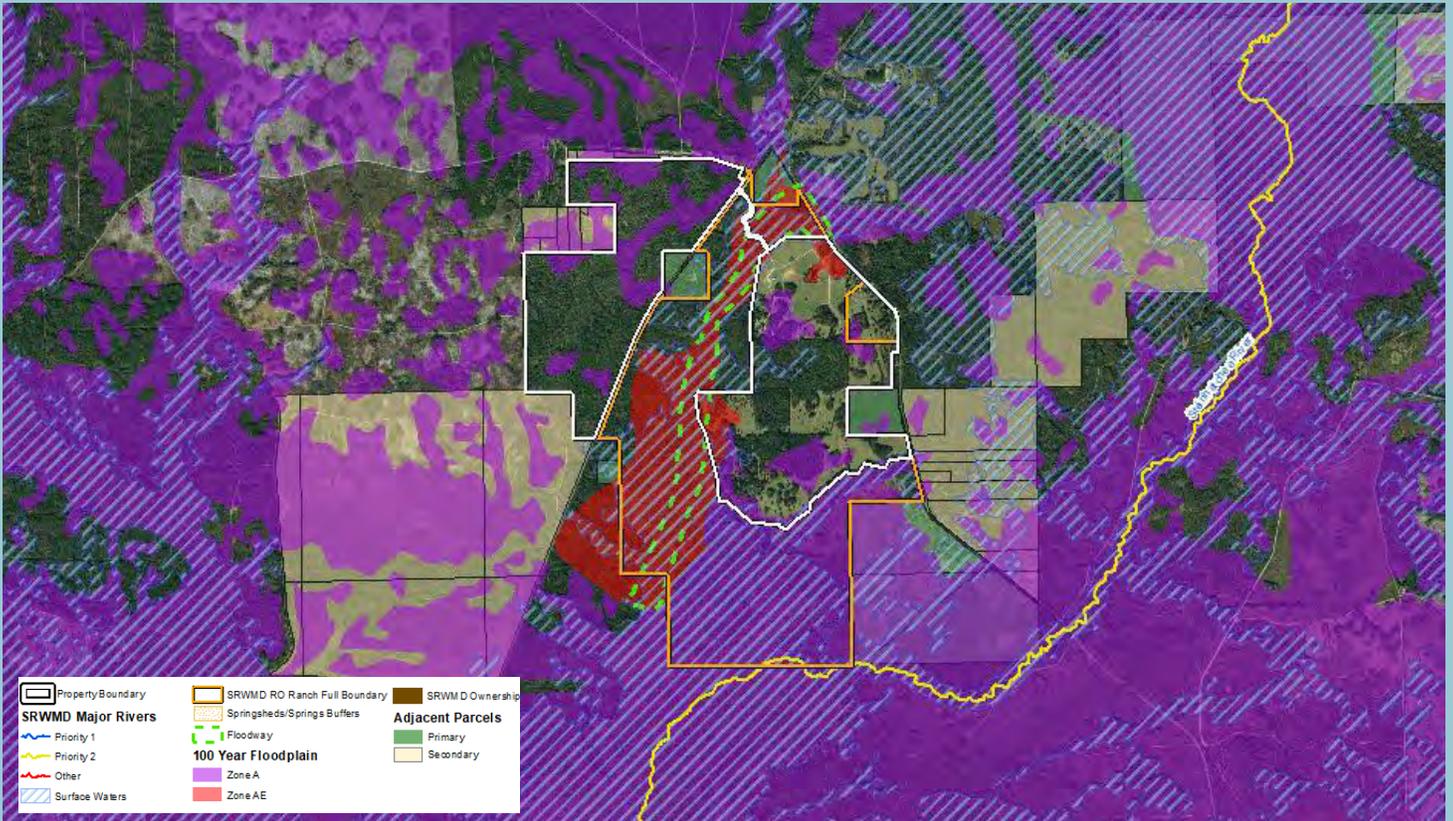
RO Ranch Surplus Property Offer Floodplain Protection

-  Property Boundary
-  SRWMD RO Ranch Full Boundary
-  Floodway
- 100 Year Floodplain**
-  Zone A
-  Zone AE



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Suwannee River Water Management District Triage Analysis Results



Property Name: RO Ranch Surplus

Date: 10/30/19

Acreage: ± 1277

County: Lafayette

Transaction Type: Exchange

Surface Water Protection-

Major River? (N)

Riverine Surface Waters? (Y) [± 68 ac]

Springs Protection -

Within Springshed or springs buffers?
(N)

Adjacency

(Y)

Flood Protection-

Floodway? (Y) [± 9 ac]

10 Year Floodplain? (N/A)

100 Year Floodplain? (Y) [± 327 ac]

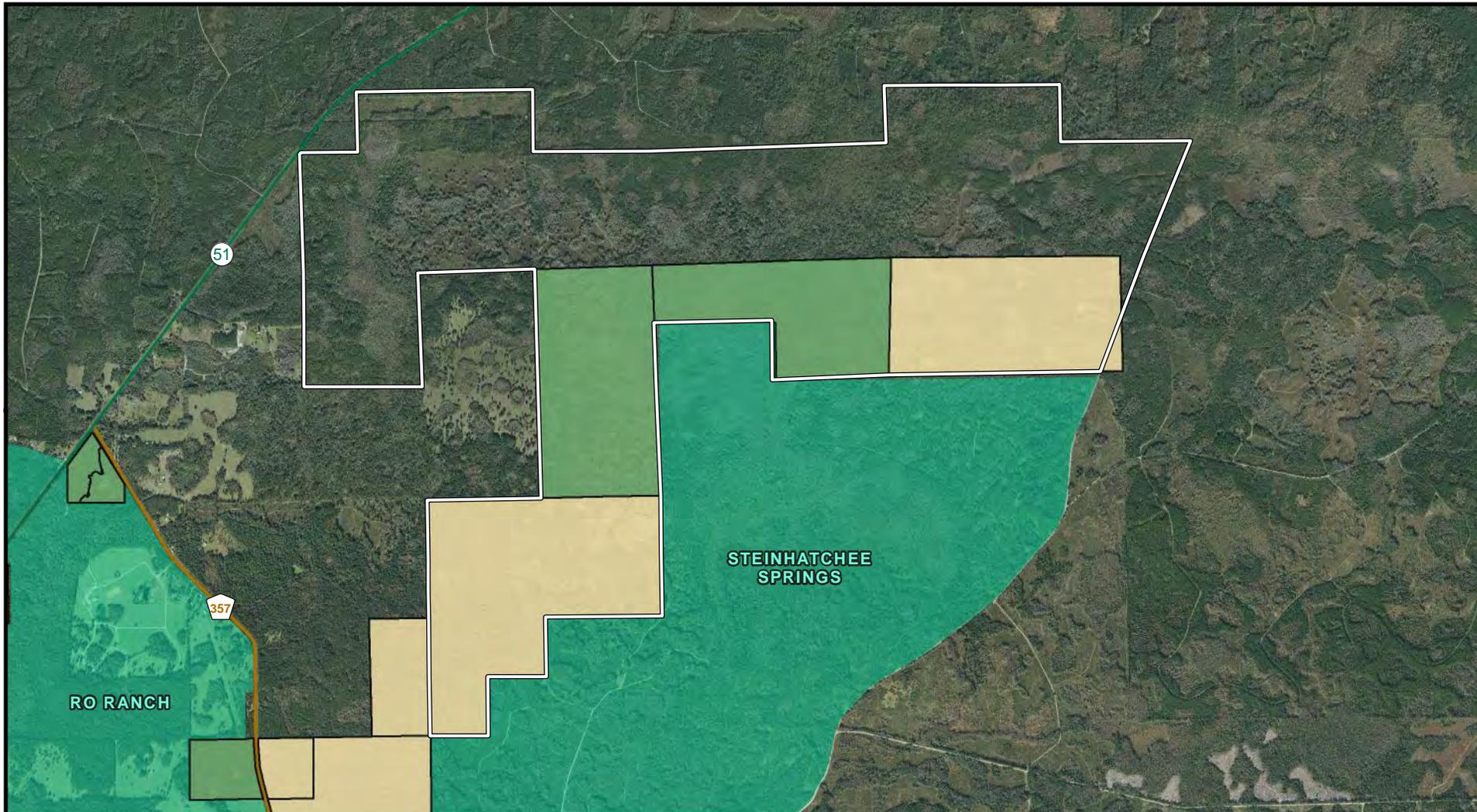
Miscellaneous:

PFA? (N)

WRCA? (N)

BMAP? (N)



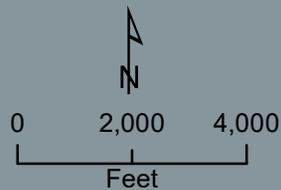


-  Property Boundary
-  SRWMD Ownership
-  Other Public Ownership
-  SRWMD Proposed Acquisitions

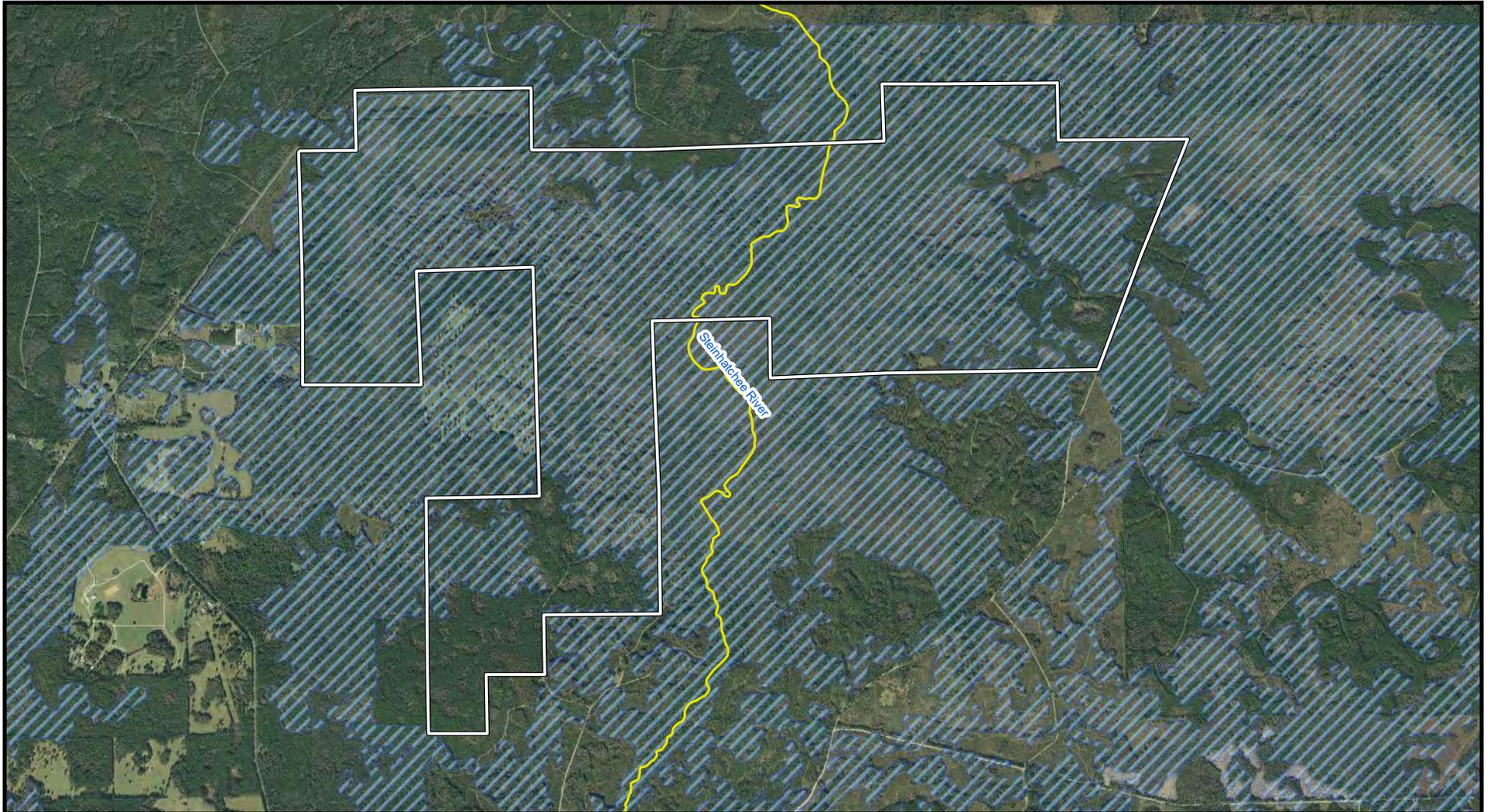
Adjacent Parcels Ranking

-  Primary
-  Secondary

**Steinhatcree North
± 2,950 Ac
Lafayette County**

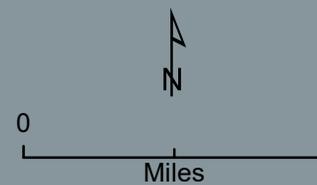


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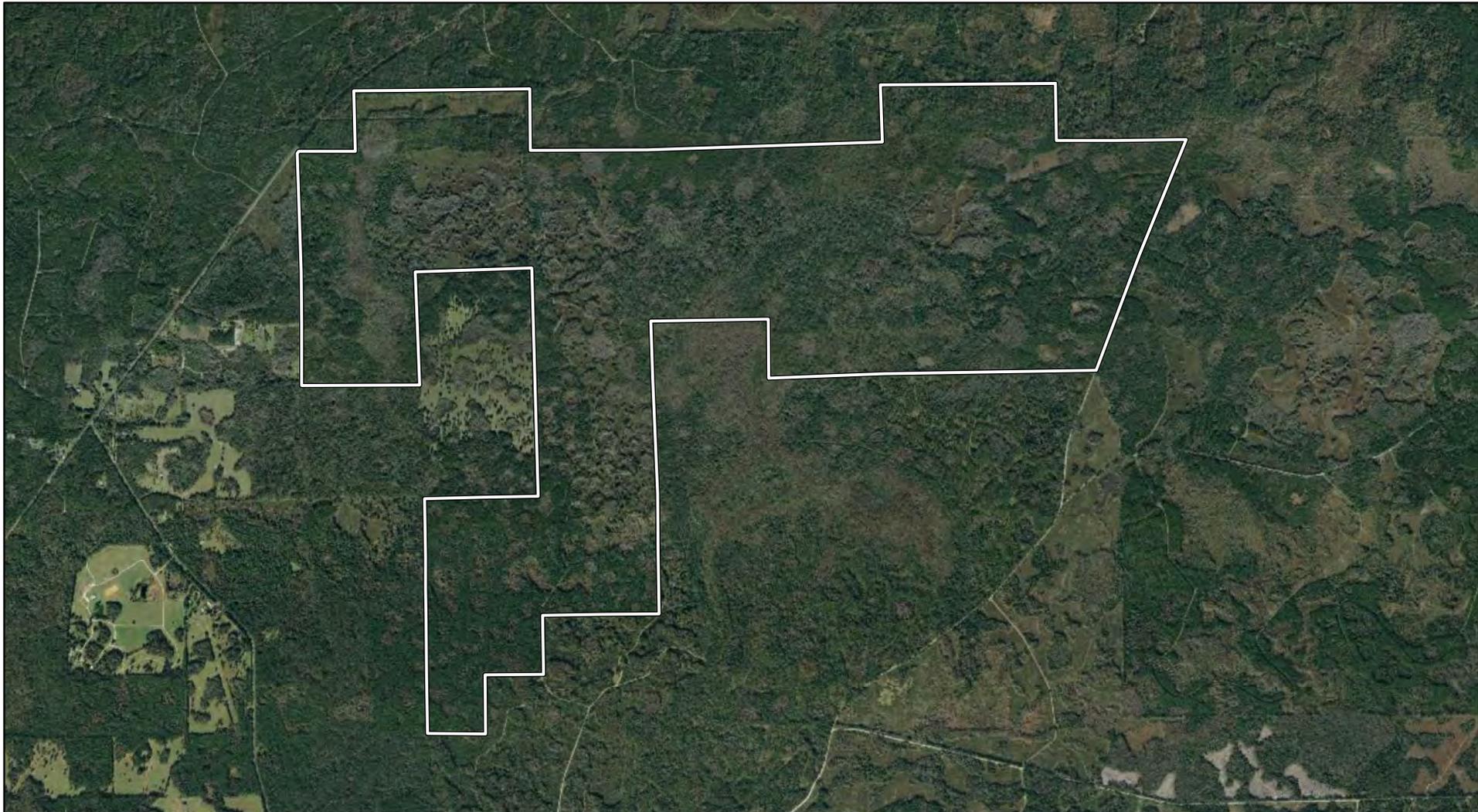


-  Property Boundary
-  Surface Waters (Riverine)
- SRWMD Major Rivers**
-  Priority 1
-  Priority 2
-  Other

Steinhatchee North Property Offer Surface Water Protection

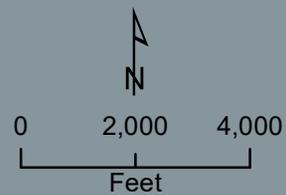


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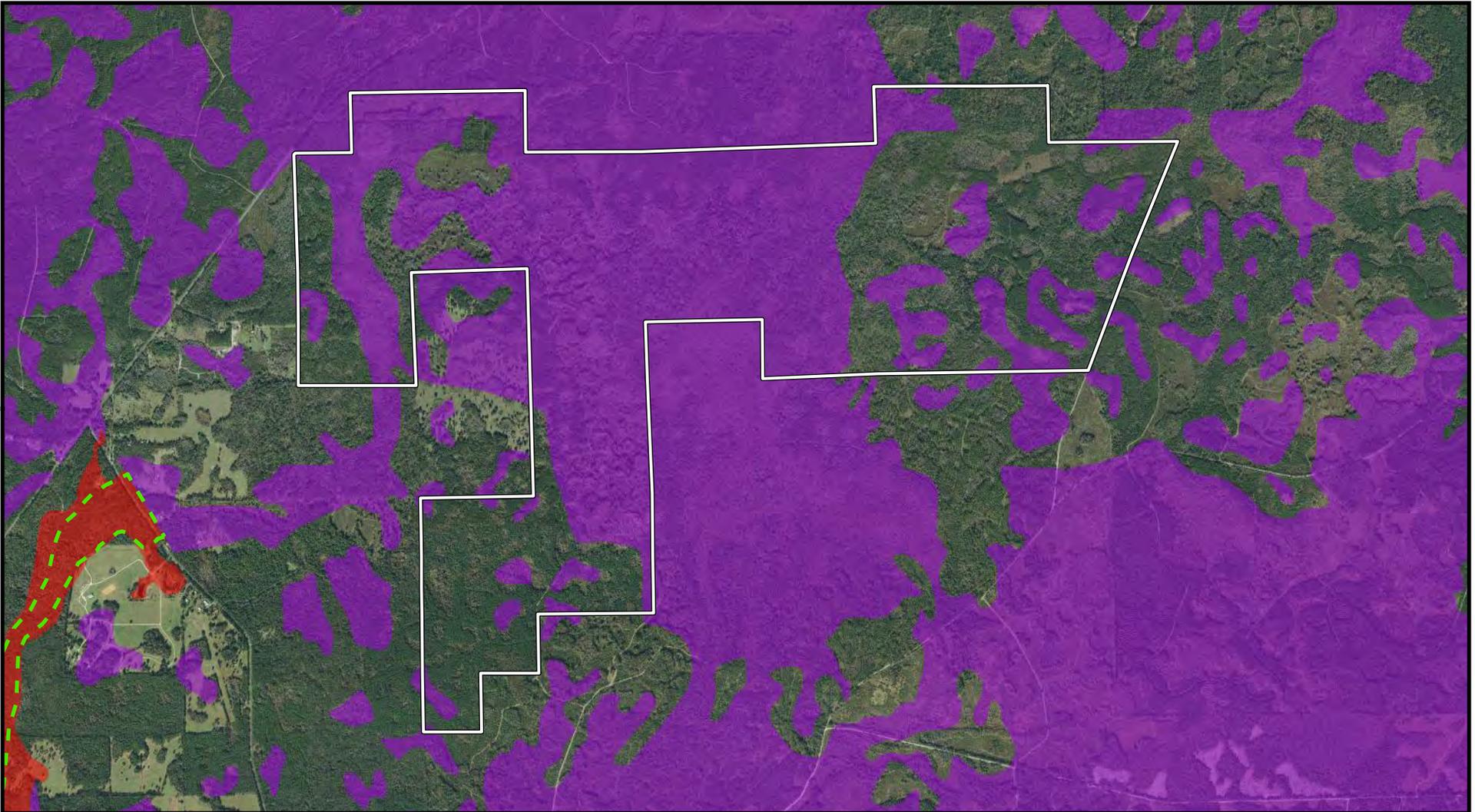


Property Name
Property Offer
Springs Protection

-  Property Boundary
-  Springs Protection

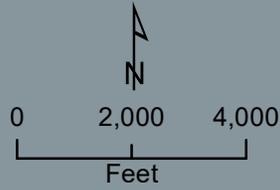
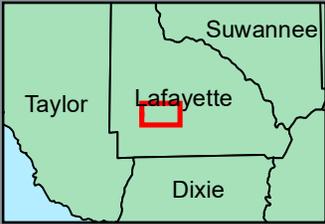


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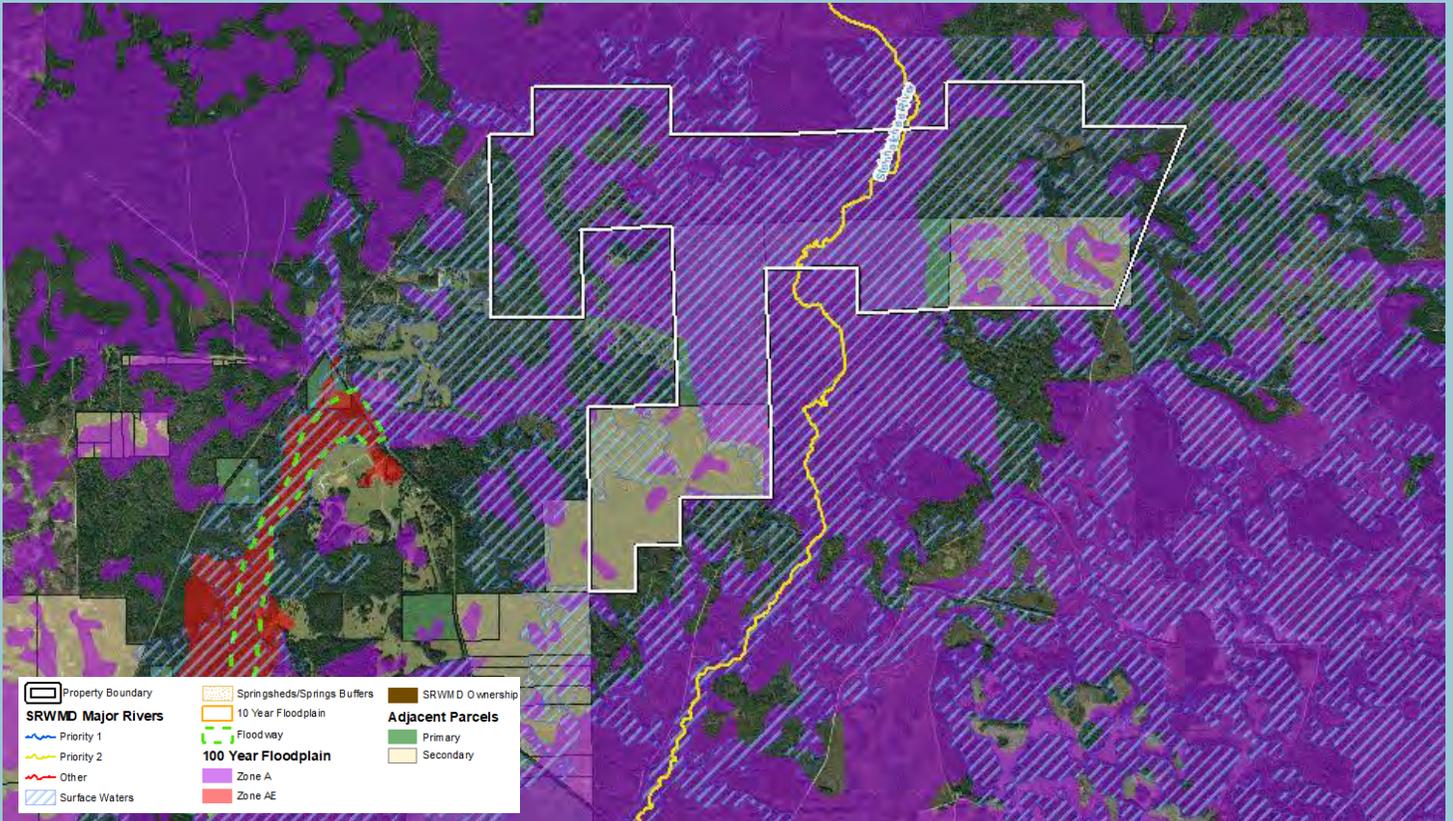
Steinhatree North Property Offer Floodplain Protection

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



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Suwannee River Water Management District Triage Analysis Results



Property Name: Steinhatree North

Date:

Acreage: 2,950

County: Lafayette

Transaction Type: Exchange

Surface Water Protection-

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

Riverine Surface Waters? (Y) [± 2336 ac]

Springs Protection -

Within Springshed or springs buffers? (N)

Adjacency

(Y) [Priority 1 & 2 Mixed]

Flood Protection-

Floodway? (N)

10 Year Floodplain? (N/A)

100 Year Floodplain? (Y) [± 1,627 ac]

Miscellaneous:

PFA? (N)

WRCA? (N)

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: February 26, 2021

RE: License Agreement with Thakor Ashish for Ingress/Egress Over the Christian Tract in Suwannee County

RECOMMENDATION

Authorize staff to enter into a temporary, revocable license with an adjoining property owner, Thakor Ashish, to permit ingress/egress over District-owned Christian Tract in Suwannee County to his adjoining property.

BACKGROUND

The District has received a request from Mr. Thakor Ashish for the acquisition of an ingress/egress easement over the Christian Tract in Suwannee County. Mr. Ashish is the owner of a 20 acres +/- parcel that abuts the Christian Tract. Mr. Ashish did not acquire his parcel from the District and was aware at the time of his acquisition that he did not have legal access to the parcel. He has previously requested an easement from the District and was denied based on not having acquired an easement over another privately-owned parcel through which his access to the Christian Tract would pass. The private homeowner has agreed that he will grant access to Mr. Ashish in the same manner as is granted by the District. Mr. Ashish is again requesting that the District grant him an easement for access to his parcel over a District-maintained firebreak on the Christian Tract. The firebreak is not a designated roadway and is not maintained for vehicular traffic.

Staff has documented violations of posted District access rules by the applicant and has received reports from other landowners of additional violations. After reviewing Mr. Ashish's request and considering his prior conduct, staff is recommending that he be granted a temporary license to use the firebreak for access to his parcel on the following conditions:

1. That the licensee shall install and maintain, to District standards, a gate and lock at the beginning of the firebreak which shall be intended to prevent access by other individuals using vehicles. This will not prevent permissible uses such as hiking, bicycling, and equestrian activities on the Christian Tract.
2. That the use be limited to the licensee and those in his immediate company.
3. That the use be limited to one (1) ATV or UTV at any given time.
4. That the use is limited to ingress and egress from his parcel only.
5. That the license is limited to the licensee only, is non-assignable and does not run with the land;
6. That the license is revocable upon violation by the licensee of any of the terms of the license; and
7. That the District will have no obligation to maintain the licensed access in any manner beyond its historical level of maintenance.

Staff further recommends that Mr. Ashish be permitted to re-apply for an easement after a period of one year.

A copy of the request and a general map of the parcels are attached.

SCS/rl
Attachments
File #008-00393

Suwannee River Water Management
US 90 Highway 49
Live Oak, FL 32060

December 11, 2020

RE: Ashish Thakor Easement

Dear Mr. Steve Schroeder,

I am formally requesting that I be allowed to have an ingress/egress easement across the property owned by the Suwannee River Water Management, Suwannee County Parcel ID # 20-03S-11E-11780-000000, so I can access my property Suwannee County Parcel ID # 20-03S-11E-11782-000000 which is currently landlocked. I will maintain the easement with care and not cause any misuse or damage to the property owned by the Suwannee River Water Management.

In advance, thank you for your help with this matter.

Sincerely,

Ashish Thakor



RECEIVED

DEC 11 2020

Suwannee River Water
Management District

GRAY, ACKERMAN & HAINES, P.A.

BRYCE W. ACKERMAN*
STEVEN H. GRAY
TIM HAINES

ATTORNEYS AT LAW
125 NE FIRST AVENUE, SUITE 2
OCALA, FLORIDA 34470-6675
352-732-8121
FAX 352-368-2183

**Board Certified in Civil Trial Law &
Business Litigation*

BACKERMAN@GAHLAW.COM

May 15, 2020

VIA EMAIL: rjplaw@windstream.net

Ryan J. Peters, Esq.
110 A Parshley Street
Live Oak, FL 32064

**RE: ASHISH THAKOR V. MICHAEL L. DUFFY AND BECKY K. DUFFY
OUR FILE NO.: 20-2078**

Dear Mr. Peters:

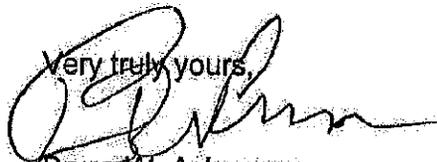
I am sorry we have been unable to connect by telephone.

My clients are prepared to cooperate with Mr. Thakor in his efforts to obtain access to his property. Mr. and Mrs. Duffy will grant Mr. Thakor access over a ten (10) foot wide parcel connecting to the cul de sac. The exact location of the access will be determined by survey at a later date. Your client would bear the costs of the survey.

The right to access or to cross my clients' property is contingent upon Mr. Thakor obtaining easement, license, or permission from the Suwannee River Water Management District to cross its property in order to access his property. Upon receipt of copies of the easement or agreement Mr. Thakor enters with the Suwannee River Water Management District we will prepare an agreement or an easement on the same terms and conditions as that granted by Mr. Thakor by the water management district. The right to access would terminate if the water management district terminated the access they provided to Mr. Thakor.

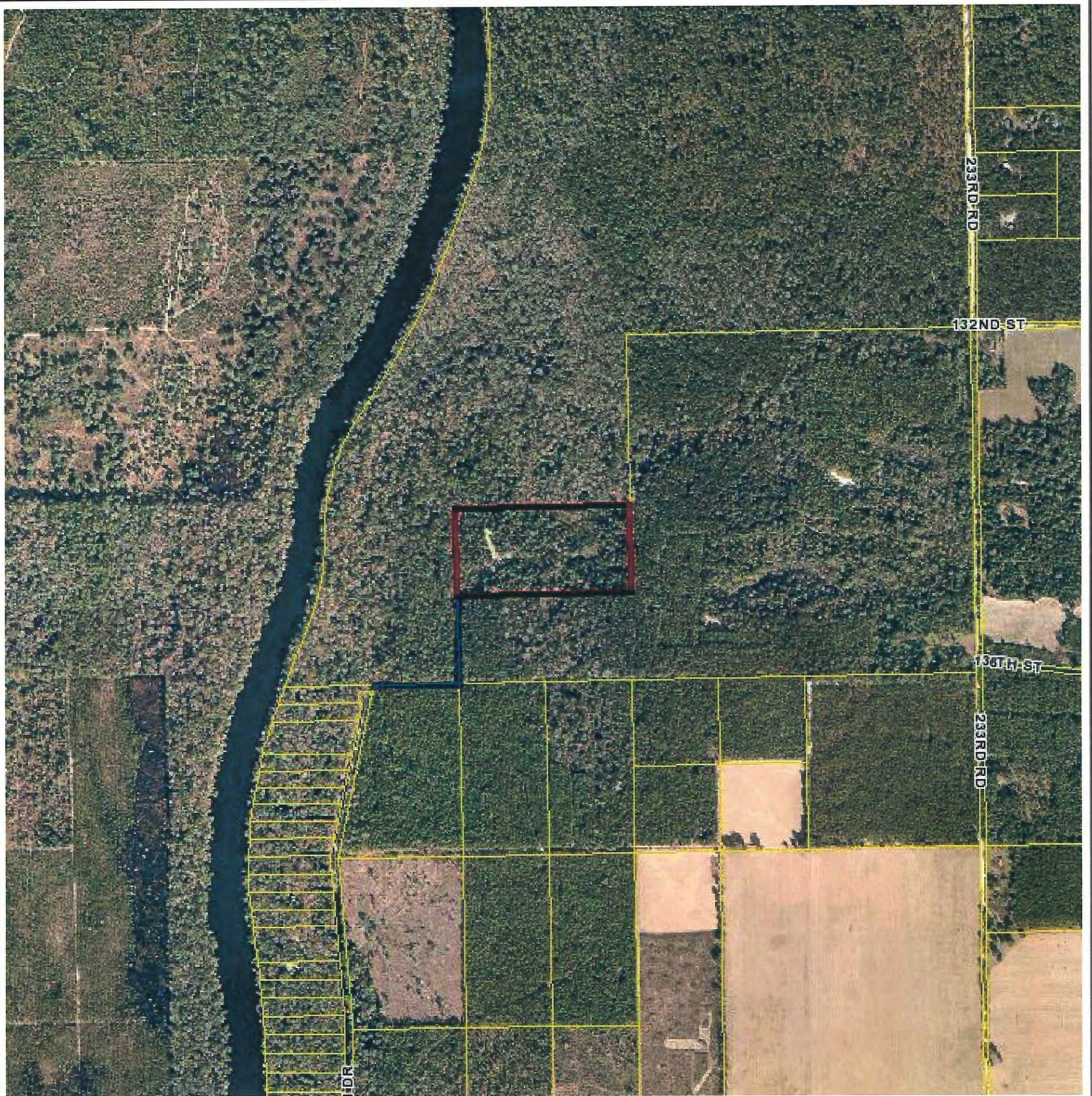
After you have had an opportunity to review this matter, and consult with your client, I would appreciate your thoughts.

Very truly yours,



Bryce W. Ackerman
For the Firm

BWA/jav
cc: Michael & Becky Duffy



Suwannee County Property Appraiser

Lamar Jenkins, CFA - Live Oak, Florida - 386-362-1385



PARCEL: 20-03S-11E-11782-000000 - TIMBERLAND 70-79 (5600)
 LEG 20.00 ACRES N1/2 OF SE1/4 OF SW1/4 ORB 1899 P 242-43 WD YR 2016

Name: THAKOR ASHISH

Site:
 Mail: 419 DUVAL ST
 LIVE OAK FL 32064

Sales 12/1/2015
 Info 8/1/1989

\$25,000.00 V
 \$16,500.00 V

2020 Certified Values

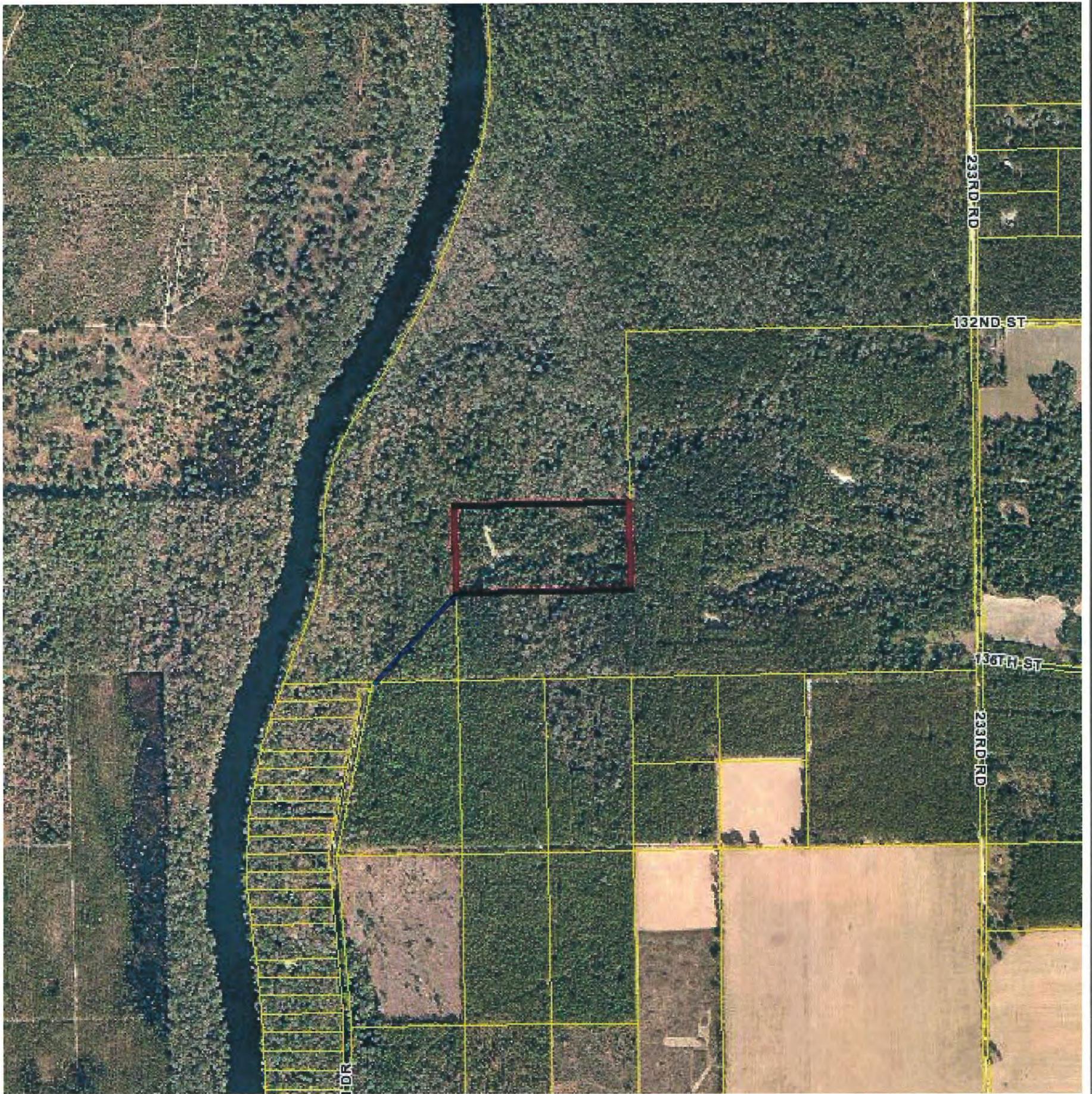
Land	
Bldg	
Assd	\$6,000.00
Exmpt	\$0.00
Taxbl	

NOTES:



This information, updated: 11/30/2020, was derived from data which was compiled by the Suwannee County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's office. The assessed values are NOT certified values and therefore are subject to change before being finalized for ad valorem assessment purposes.

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Suwannee County Property Appraiser

Lamar Jenkins, CFA - Live Oak, Florida - 386-362-1385



PARCEL: 20-03S-11E-11782-000000 - TIMBERLAND 70-79 (5600)
 LEG 20.00 ACRES N1/2 OF SE1/4 OF SW1/4 ORB 1899 P 242-43 WD YR 2016

Name: THAKOR ASHISH

Site:

Mail: 419 DUVAL ST
 LIVE OAK FL 32064

Sales 12/1/2015
 Info 8/1/1989

\$25,000.00 V
 \$16,500.00 V

2020 Certified Values

Land	
Bldg	
Assd	\$6,000.00
Exmpt	\$0.00
Taxbl	

NOTES:



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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: February 26, 2021

RE: Projects for Inclusion in the District's Springs Restoration Funding Submission to the Florida Department of Environmental Protection

RECOMMENDATION

Authorize staff to submit requests for Springs Restoration Funding for the acquisition of the identified projects.

BACKGROUND

Since 2014, the District has received Springs Restoration Funding from the Florida Department of Environmental Protection (FDEP). In anticipation of the next round of project submittals to the FDEP, staff identified two projects which involve the District acquiring land:

Adams Tract: (File number 2020-013)

This tract consists of 231.1 acres +/- located in Madison County and is adjacent to the District's Seven Bridges Tract. The parcel contains several impoundment areas developed by previous owners for aquaculture. The parcel includes a spring run which feeds into the Aucilla River. Staff have visited the parcel and identified potential springs restoration projects to be undertaken on the parcel, including restoring on-site springs to their natural state where possible and restoring the spring runs. The parcel contains 92.6 acres +/- of riverine surface water, is completely within the Wacissa Springshed and is within the Wacissa Basin Management Action Plan. 150 acres +/- are within the 100-year floodplain and 37.84 acres +/- are within the floodway. The parcel is not within the District's Florida Forever Workplan.

Staff is recommending that the District acquire a fee interest in the parcel using Springs Restoration Funding with no match from the District. The funding request will also include funding for identified projects.

Beyond managing the projects, no land management issues have been identified. Land Management staff has indicated that the nature of the property would require limited management activities.

The District reviewed an offer to acquire the parcel in August 2020 and after site visits and discussions with the offeror, the tract size has been reduced. The offeror is aware that the acquisition price will not exceed 90% of appraised value. The original offer was for 336 acres +/- at an asking price of \$1,700,000 or \$5,059.52 per acre.

The property offer form, triage and summary maps are attached.

Telford Springs (File number 2021-001)

The Telford Springs Tract consists of 94 acres +/- located in Suwannee County. The parcel is adjacent to the District's Peacock Slough parcel and abuts the Suwannee River. The parcel contains a spring commonly known as Telford Spring; a 2nd magnitude spring which also has an extensive cave system. The spring is currently accessible and in use by the public with certain limitations imposed by the owner.

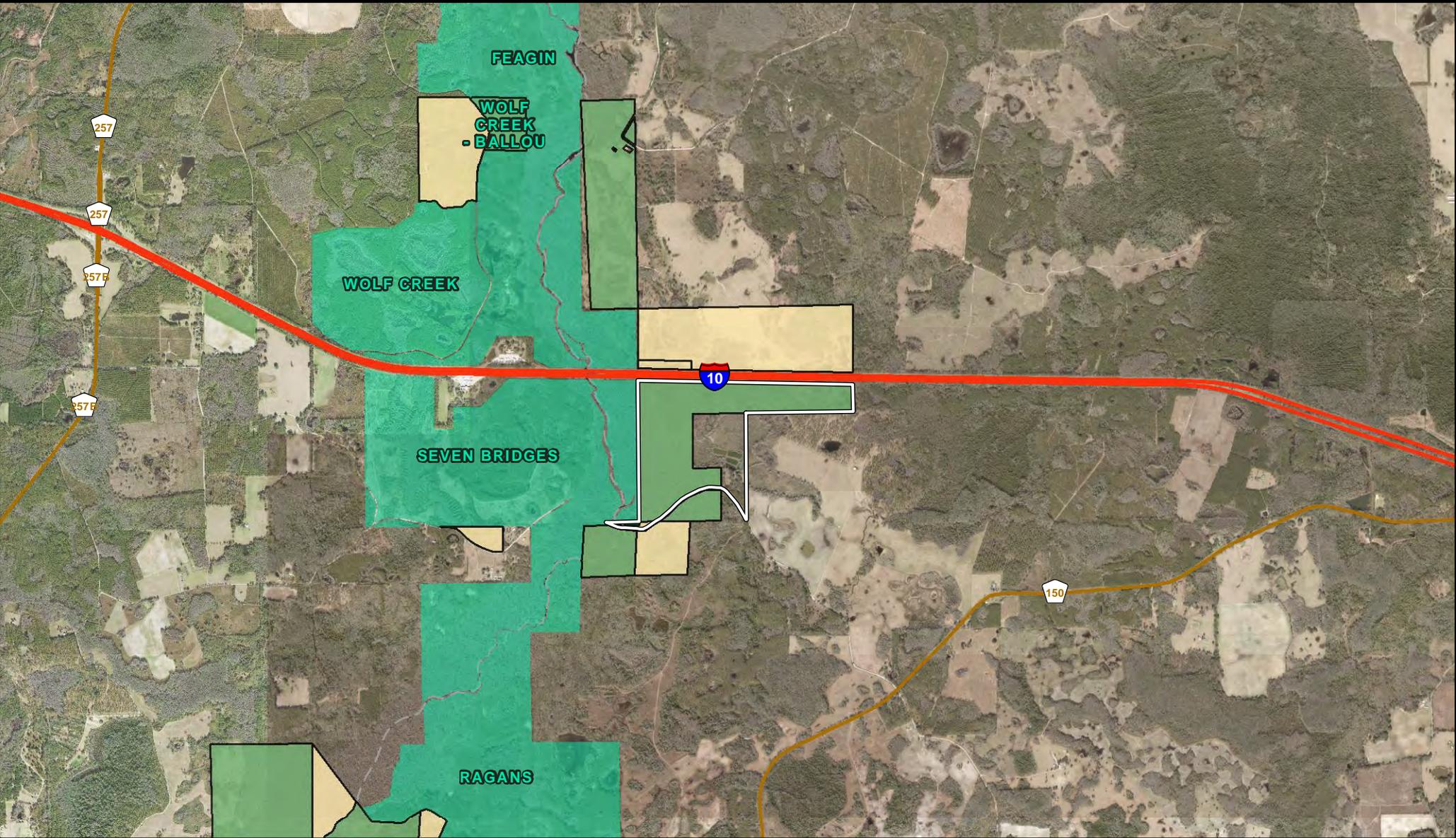
Staff received an offer to acquire the tract in December 2020 and after review recommended that the acquisition be submitted for Springs Restoration Funding with the District providing a match of 25%. The offer was to sell the 94+/- acres for \$1,135,000 or \$12,074.47 per acre. The offeror is aware that the acquisition price would not exceed 90% of the appraised value.

Staff has visited the site and identified no management issues. Staff has identified that ownership by the District would ensure preservation and protection of the spring and could include continued public access. Acquisition of the tract would provide a direct connection of District-owned lands to the river, would prevent development within the floodplain, and would protect the spring and water quality. Acquisition would also provide an additional 1.2 miles of river frontage within public ownership and protection from development.

Analysis shows that the tract is 100% within the floodway, is in the Troy, Peacock, Lafayette, Blue, and Falmouth Priority Focus Areas, is in the Eastern Water Supply Planning Area and in the Suwannee Basin Management Action Plan. The Tract is within the District's Florida Forever Workplan.

The property offer form, Triage and Summary maps are attached.

SCS/rl
Attachments

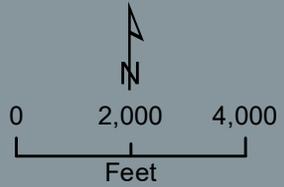
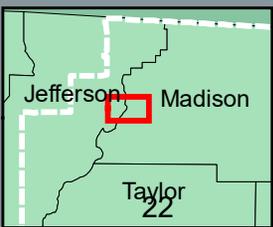


-  Property Boundary
-  SRWMD Ownership
-  Other Public Ownership

Adjacent Parcels Ranking

-  Primary
-  Secondary

**Adams Property
± 231.1 Ac
Madison County**

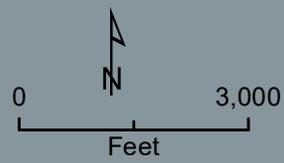
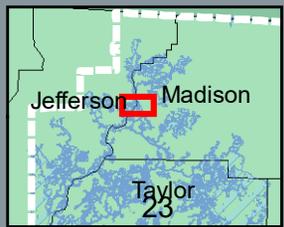


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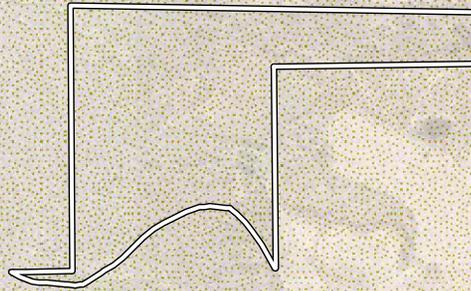
-  Property Boundary
- SRWMD Major Rivers**
-  Priority 1
-  Priority 2
-  Other
-  Surface Waters (Riverine)

Adams Property Property Offer Surface Water Protection



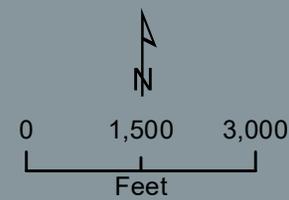
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Wacissa Springshed

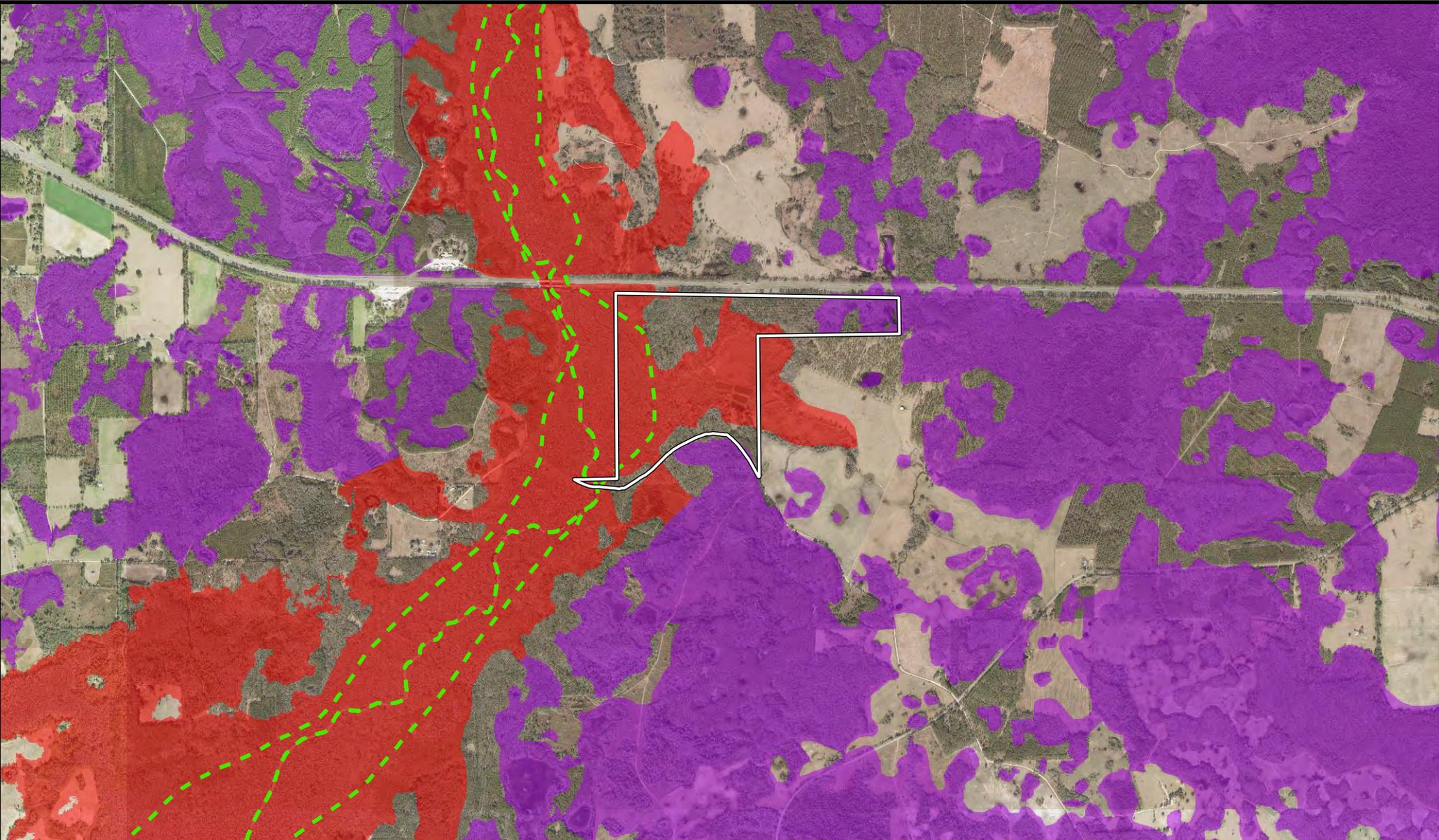


Adams Property Property Offer Springs Protection

-  Property Boundary
-  Springs Protection

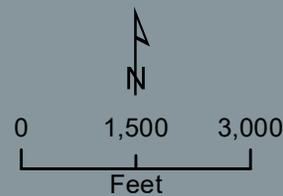
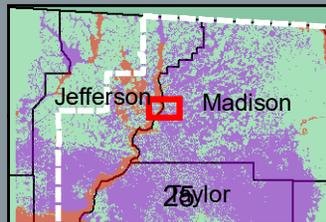


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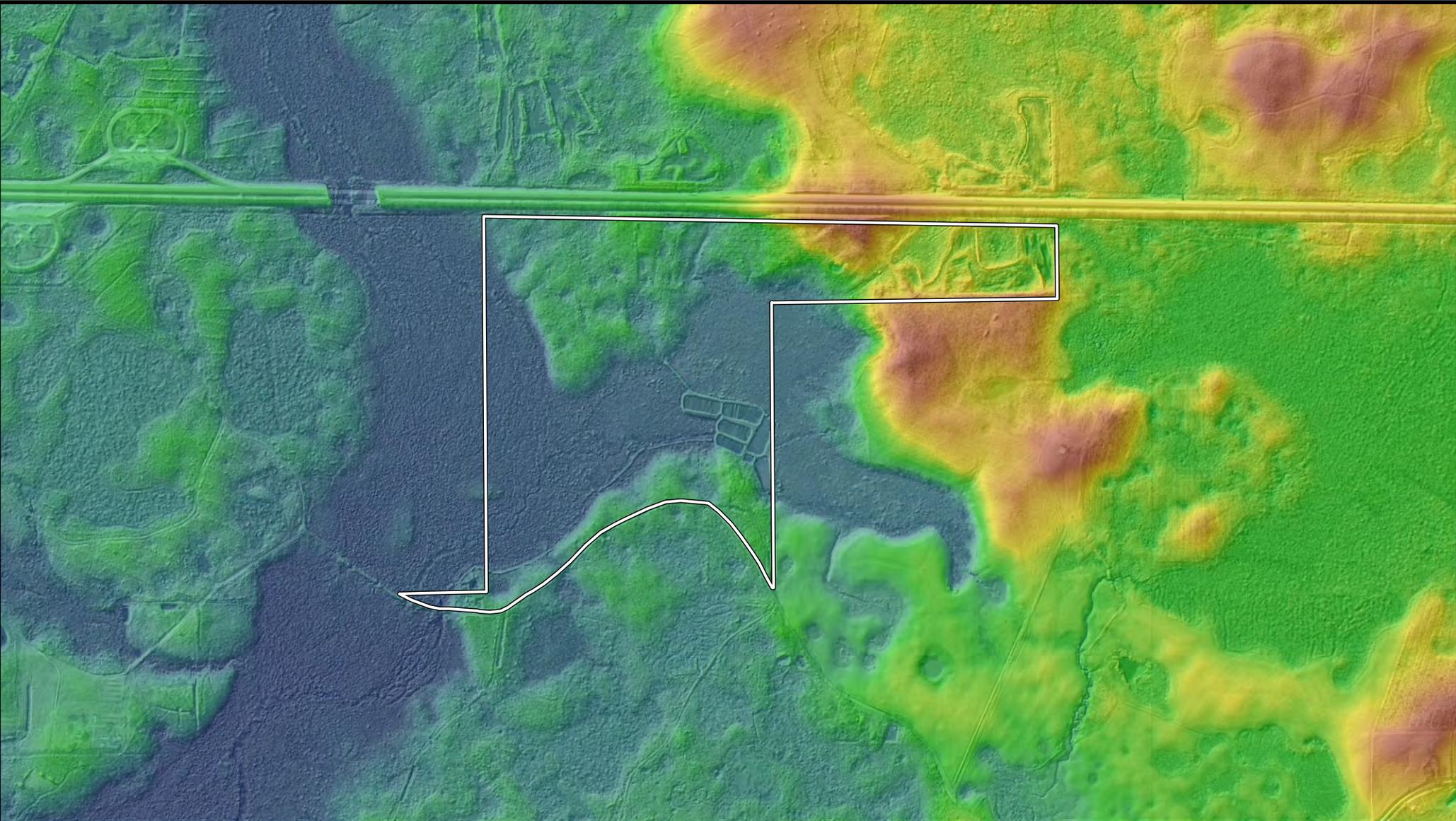


Adams Property Property Offer Floodplain Protection

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



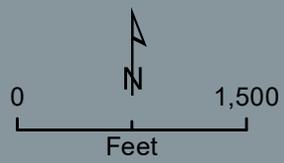
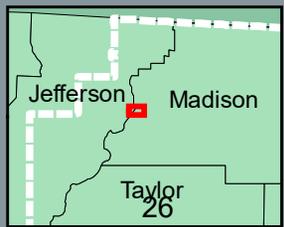
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Adams Property Property Offer LIDAR

 Property Boundary

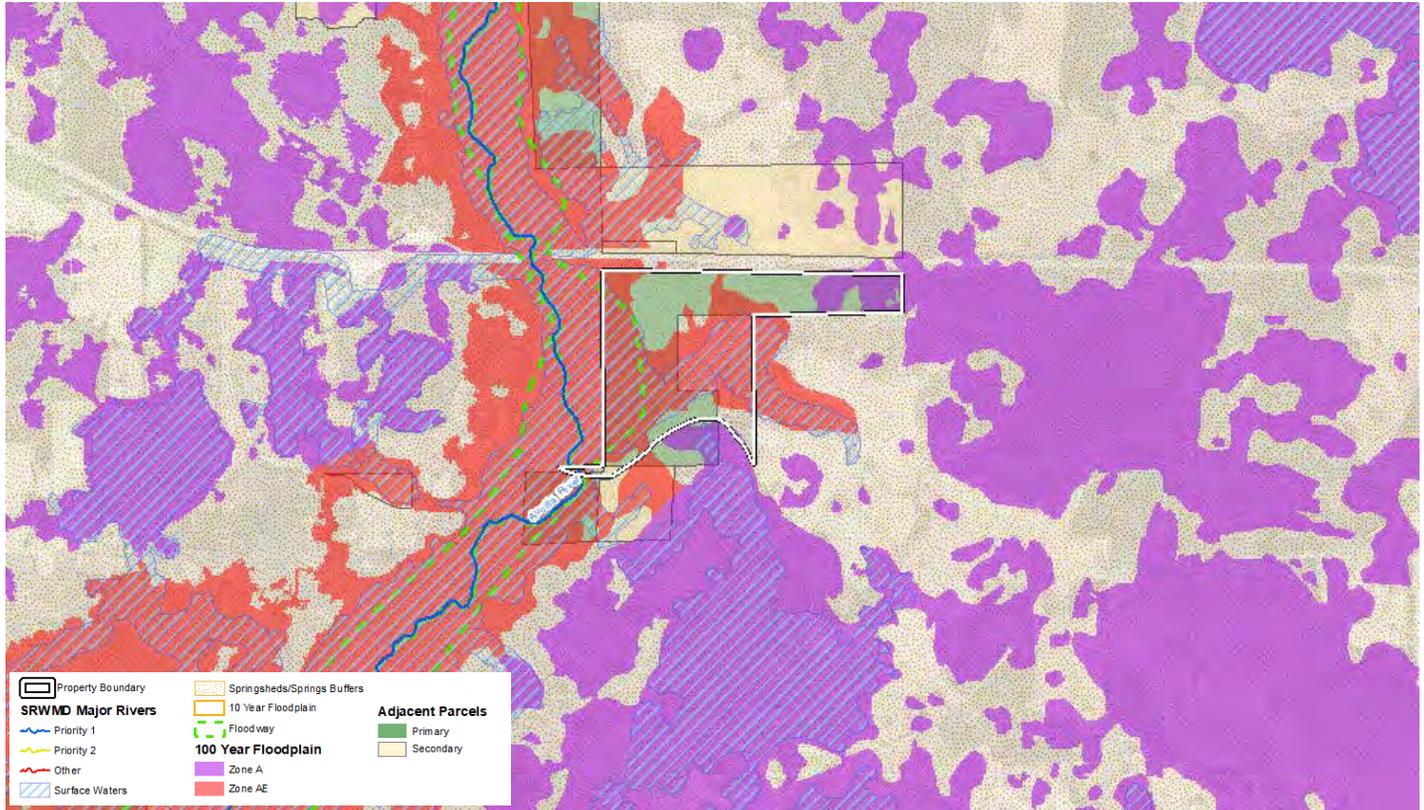
Bare Earth Elevation
High : 120.888
Low : 64.351



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 12/28/2020



SUWANNEE TRIAGE ANALYSIS RESULTS



Property Name: Adams Property

Date: 01/14/2021

Acreage: ± 231.1 ac

County: Madison

Transaction Type: Acquisition

Florida Forever: No

Surface Water Protection

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

Riverine Surface Waters: (Y) [± 92.6 ac]

Flood Protection

Floodway: (Y) [± 37.84 ac]

10 Year Floodplain: (N)

100 Year Floodplain: (Y) [± 150 ac]

Springs Protection

Springshed: (Y) [Wacissa Springshed] [± 231.1 ac]

Adjacency: partial primary/secondary

Miscellaneous

PFA: (N)

WSPA: (N)

BMAP: (Y) Wacissa

**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: CHARLES "CHUCK" DAVIS FLORIDA LICENSED REAL ESTATE AGENT OF DANIEL CRAPPS AGENCY, INC.
Address: 2806 WEST US HWY 90 SUITE 101 City: LAKE CITY State: FLORIDA Zip: 32055
Phone: 386-365-1699 E-Mail: chuck@FloridaAcreage.com
Applicant Signature: Chuck Davis Digitally signed by Chuck Davis Date: 2020.12.21 14:40:35 -0500 Date: 12/21/2020

Owner of Record (Owner is Applicant yes ___ no ___)
Name: R L HENDERSON ✓
Address: 3501 S MAIN STREET SUITE 1 City: GAINESVILLE State: FLORIDA Zip: 32601
Phone: 352-339-3343 E-Mail: jdinkh@cox.net
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: *John R. Henderson II, Trustee* Date: 12-21-2020
Owner Signature: _____ Date: _____

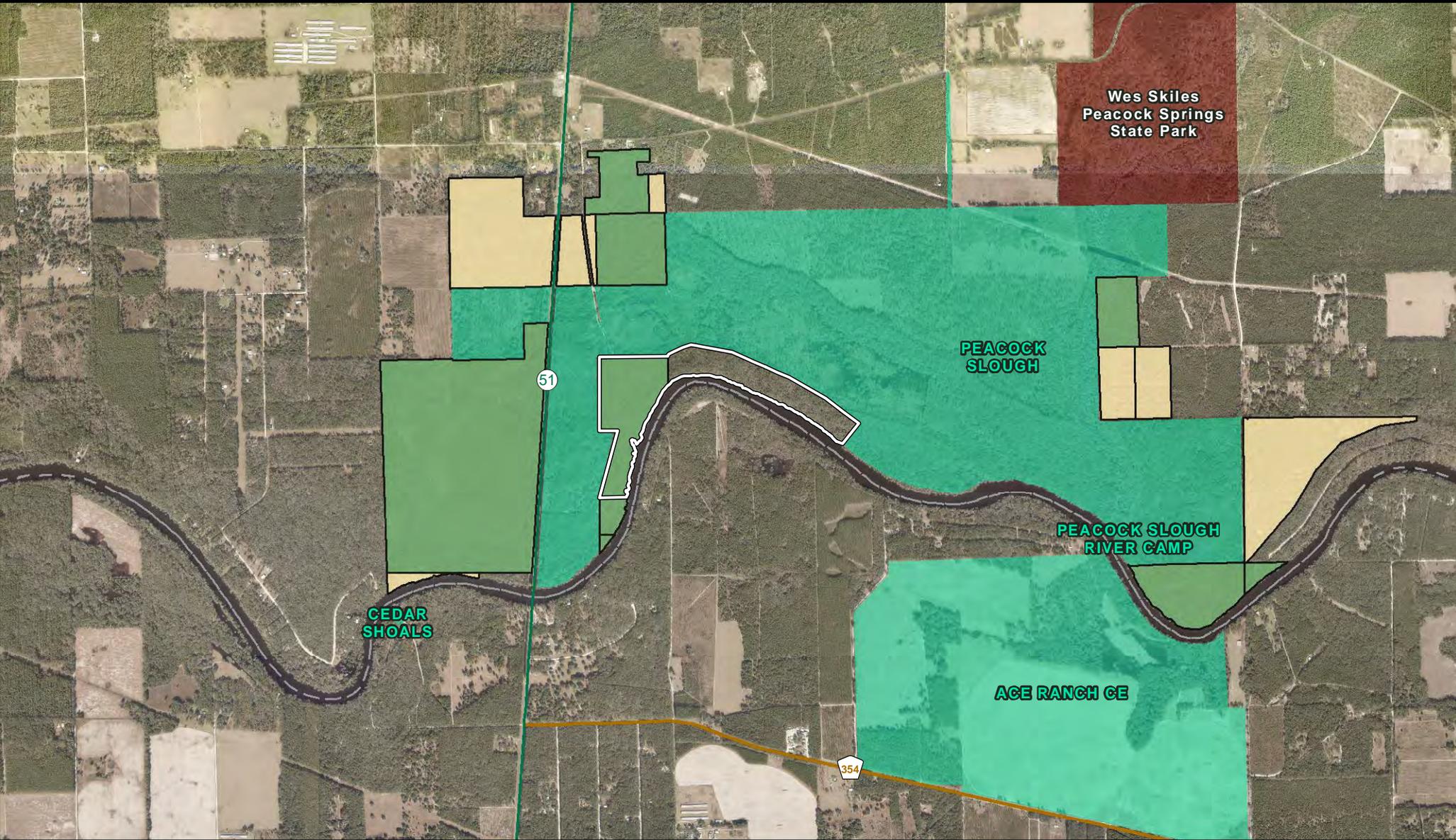
Property/Project Information
Asking Price (Fee): \$1,135,000.00 (Conservation Easement) : N/A
General Location (address, intersection, etc.): 203rd Road, Live Oak
Acreage: 94 (+/-) County: SUWANNEE
Tax Parcel Number(s): 30-04s-12E-10745-000000 & 25- 04s-11E-12063-000000
and Legal Description: TELFORD SPRINGS (SEE ATTACHED)
Improvements: TIMBER TO BE INCLUDED IN SALE
In addition, please provide an aerial, survey, or map identifying property boundaries and a copy of the Deed.

Title Condition (Deed restrictions, easements, mineral interest, rights held by others, etc.)
NONE THAT I AM AWARE OF

Agreements (Identify any existing purchase agreement, option contract, listing agreement, or any other arrangement or agreement.)
LISTING AGREEMENT DATED 12/08/2020

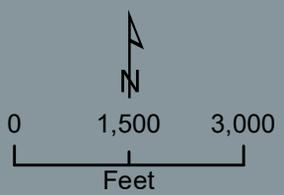
Other Pertinent Information (Please provide any other information that may be helpful in evaluating the request.)
The property surrounds Telford Springs, has a concrete boat landing built by Suwannee County at the end of 203rd Road, 6,000 (+/-) feet of river frontage and otherwise surrounded by SRWMD lands. Sale includes a considerable amount of old growth timber and the timber should be considered in the valuation.





**Telford Springs
± 94 Ac
Suwannee County**

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

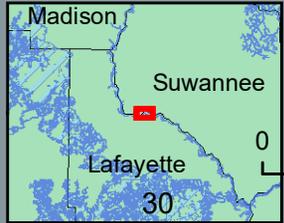


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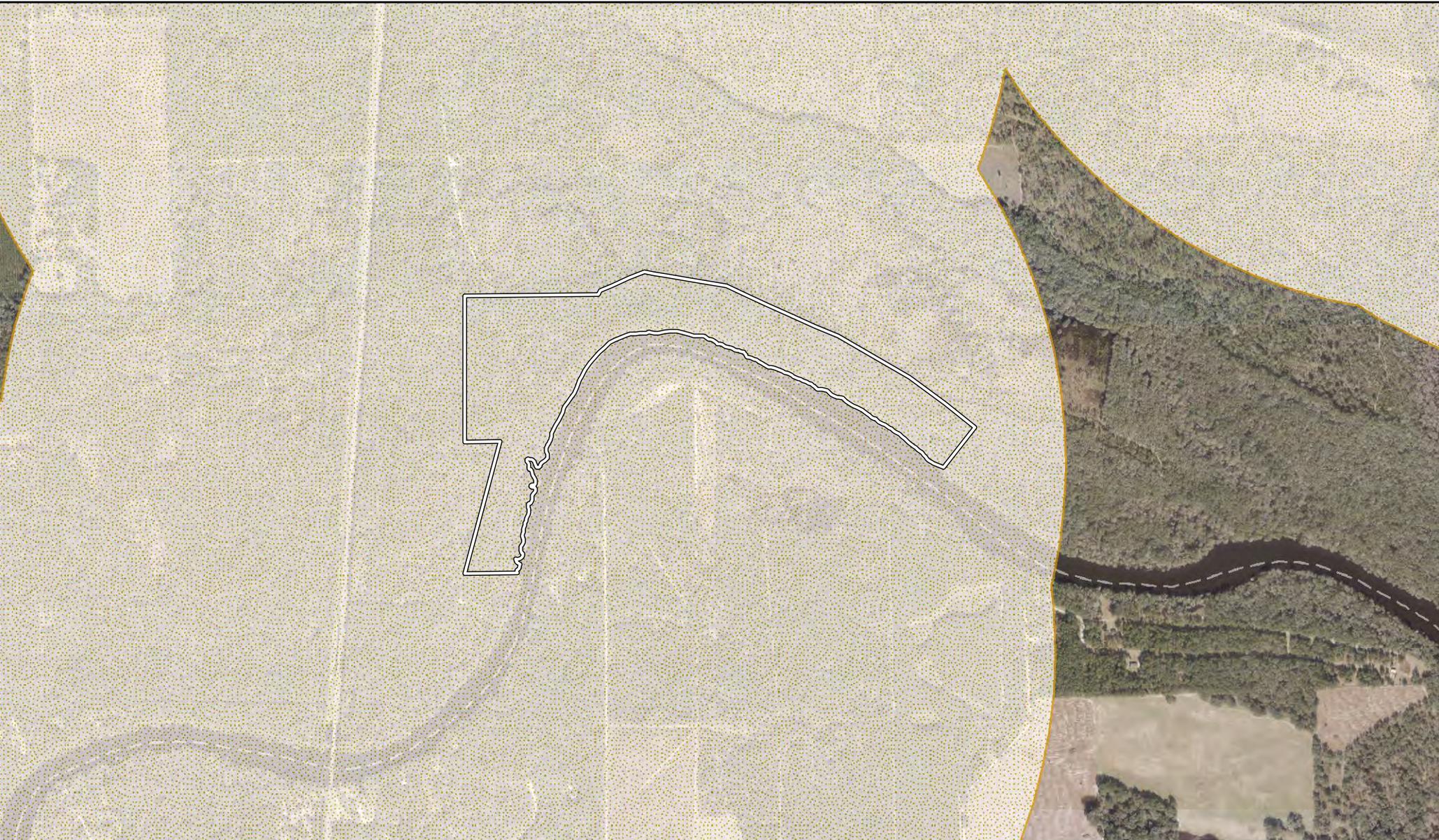


Telford Springs Property Offer Surface Water Protection

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

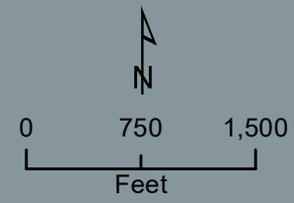
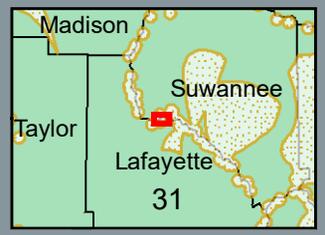


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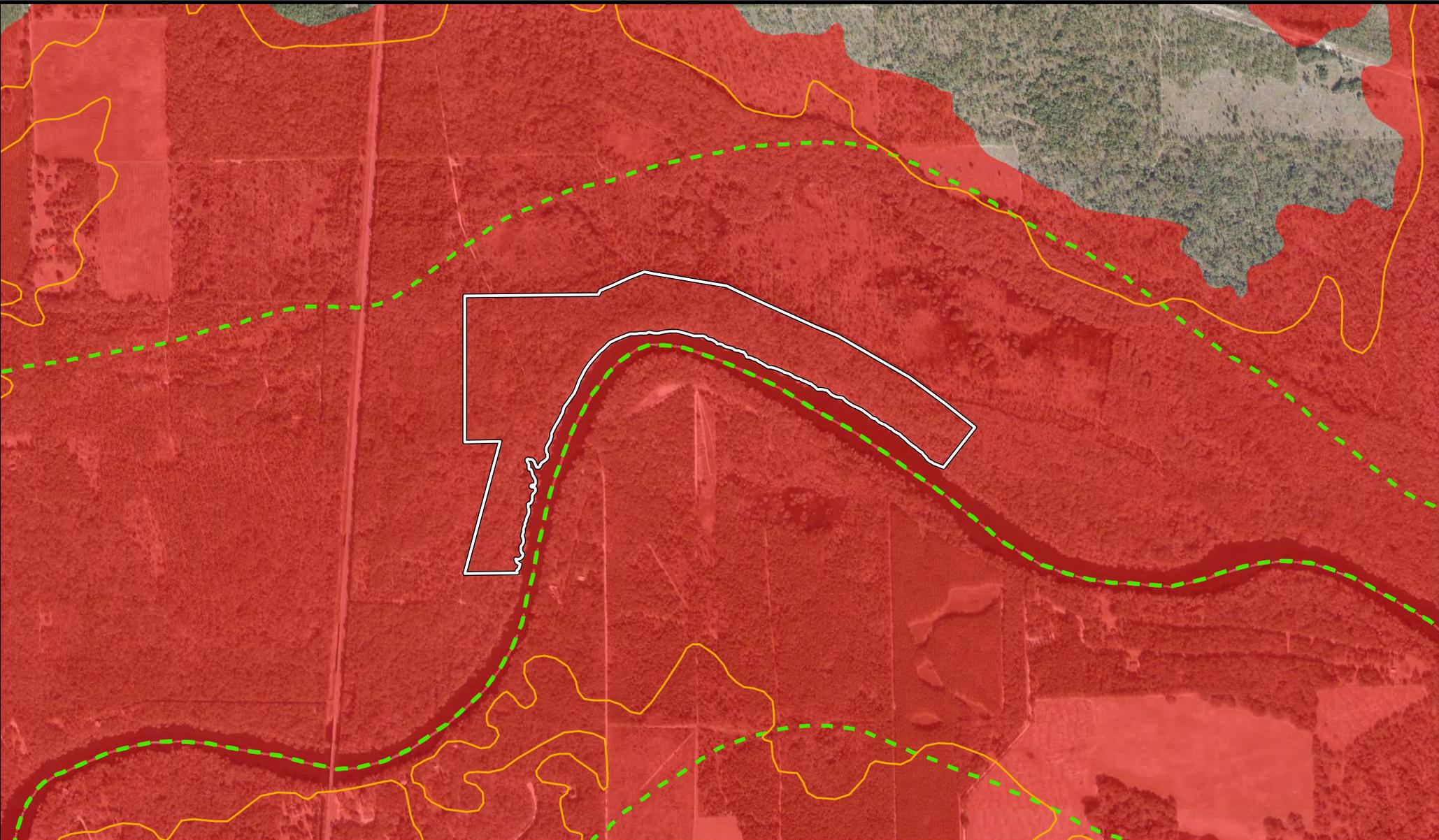


Telford Springs Property Offer Springs Protection

-  Property Boundary
-  Springs Protection

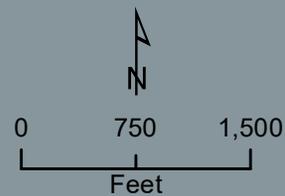
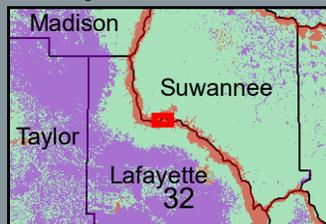


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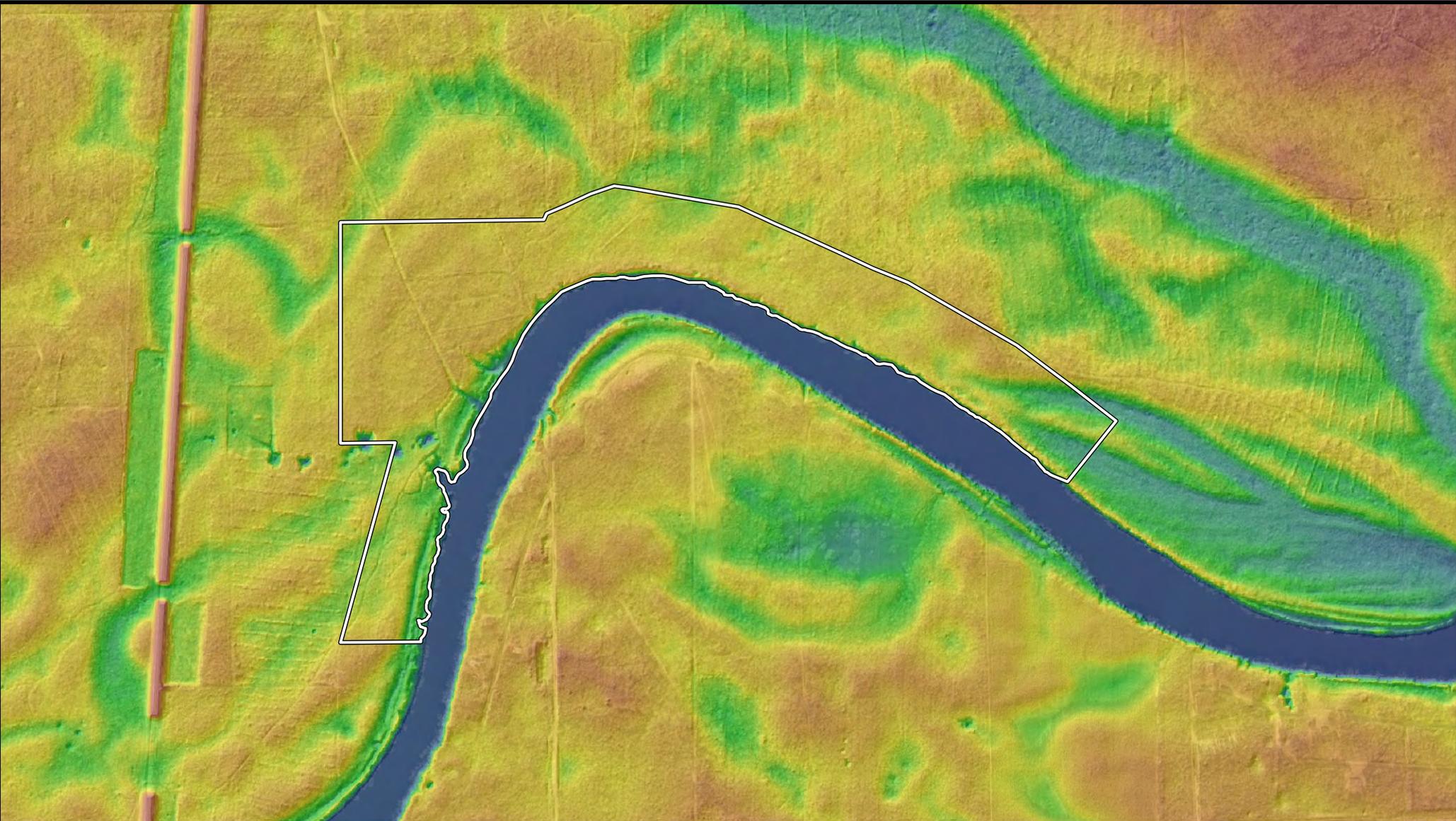


-  Property Boundary
-  10 Year Floodplain
-  Floodway
- 100 Year Floodplain**
-  Zone A
-  Zone AE

Telford Springs Property Offer Floodplain Protection



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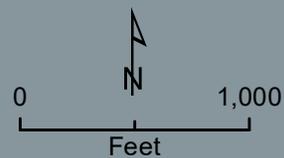
 Property Boundary

Bare Earth Elevation

 High : 56.748

 Low : 17.26

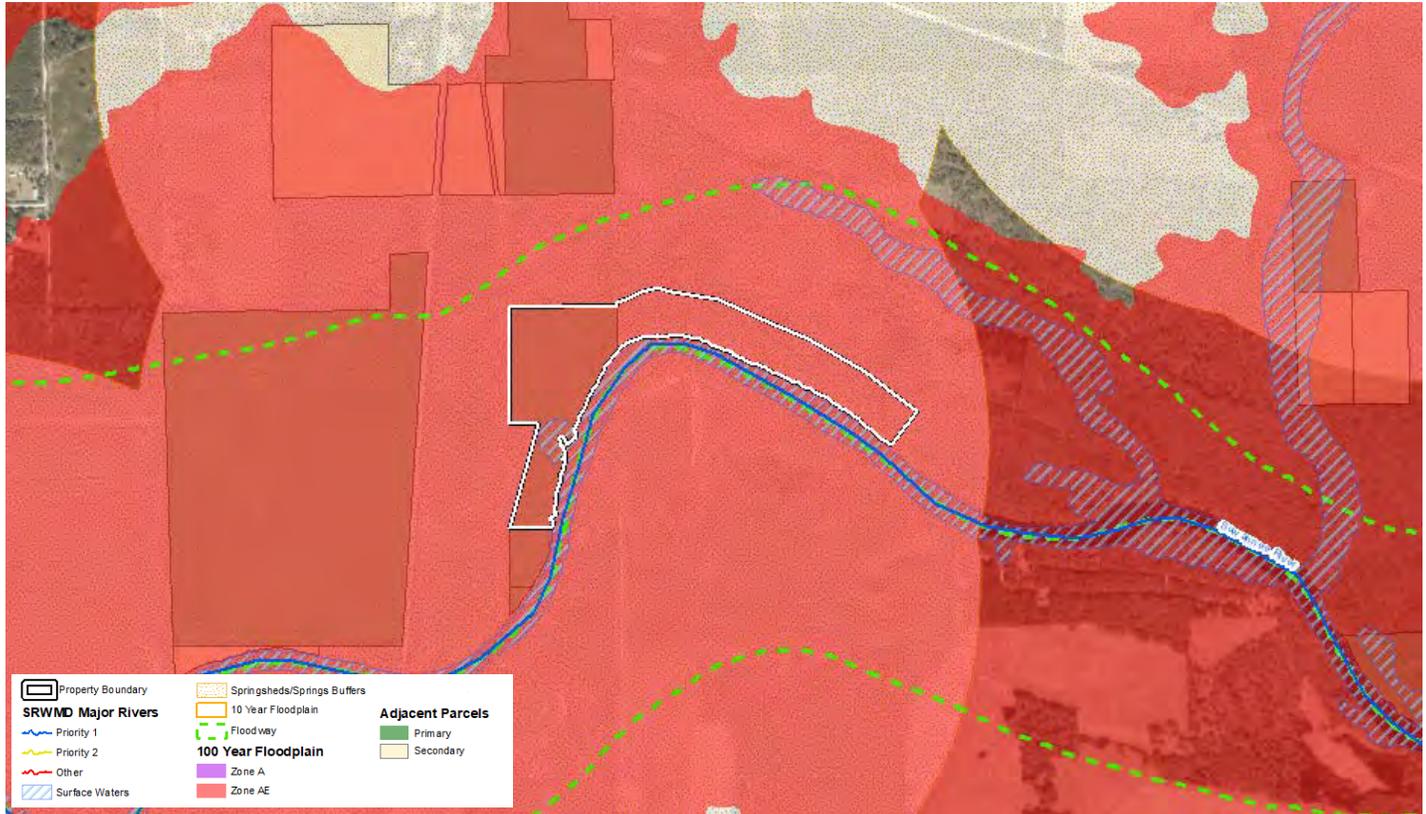
Adams Property Property Offer LIDAR



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SUWANNEE TRIAGE ANALYSIS RESULTS



Property Name: Telford Springs

Date: 01/14/2021

Acreage: ± 94 ac

County: Suwannee

Transaction Type: Acquisition

Florida Forever: Yes

Surface Water Protection

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

Riverine Surface Waters: (Y) [± 3.5 ac]

Flood Protection

Floodway: (Y) [± 94 ac]

10 Year Floodplain: (Y) [± 94 ac]

100 Year Floodplain: (Y) [± 94 ac]

Springs Protection

Springshed: (Y) [Springs Buffer]

Adjacency: (Y) [Partial Primary]

Miscellaneous

PFA: (Y) Troy Peacock Lafayette Blue Falmouth

WSPA: (Y) [Eastern]

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: February 26, 2021

RE: Detailed Assessment and Negotiations for the Acquisition of a Fee Interest in 351.74 Acres +/- on Lasky Tract in Gilchrist County

RECOMMENDATION

Authorize staff enter into detailed assessment and negotiations for the acquisition of a fee interest in 351.74 acres +/- in Gilchrist County identified as the Lasky Tract.

BACKGROUND

In November 2020, the District received an offer to sell a fee interest in a parcel of real property located in Gilchrist County identified as the Lasky Tract. The offeror proposed a price of \$855,000, which is negotiable and dependent upon appraisals.

The parcel is adjacent to the District-owned Nature Coast Tract and includes approximately one mile of river frontage. The parcel is located within the Fanning Manatee Priority Focus Area, the Eastern Water Supply Planning Area, and the Suwannee Basin Management Action Plan. The parcel is 100% within floodway. The parcel is also 100% within the Fanning Spring shed and contains 40 acres +/- of riverine surface water. The parcel is partially within the District's Florida Forever Workplan.

After initial review, land management staff conducted a site visit and determined that the parcel has a highly used road through the property that leads to the riverbank. Visual inspection revealed household dumping has occurred on the parcel including discarded appliances and furniture. Due to the flooding potential, staff believes debris are subject to being washed into the river. Further, staff identified damage caused by vehicles and boat launching on the riverbank.

Staff identified that initial management issues will include controlling access to the property to prevent further dumping and damage to the parcel, and a cleanup of existing refuse which will be of minimal cost. Open access will remain from the District's adjacent tract to the South which is more controlled and would eliminate further dumping.

Staff believes that ownership by the District will protect the river water quality by cleaning up and preventing future dumping on the property, will prevent further development within the floodway, and protect the riverbank from further damage. Additionally, District ownership will increase public recreational opportunities on the parcel, provide opportunity for longleaf pine restoration, and potential future timber harvesting.

Discussions with the offeror have concluded that there is no interest in reconfiguring the parcel or selling a conservation easement. The owner has agreed that if the Phase 1 Environmental Site Assessment (ESA) recommends a Phase 2 ESA he will consider paying for the Phase 2 but reserves the right to withdraw the offer.

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

SCS/rl
Attachments
File #2021-003

**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: _____
Address: _____ City: _____ State _____ Zip: _____
Phone: _____ E-Mail _____
Applicant Signature: _____ Date _____

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

Name: _____
Address: _____ City: _____ State _____ Zip: _____
Phone: _____ E-Mail _____

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

Owner Signature: _____ Date: _____
Owner Signature: _____ Date: _____

Property/Project Information

Asking Price (Fee): _____ (Conservation Easement) : _____
General Location (address, intersection, etc.) _____
Acreage: _____ County: _____
Tax Parcel Number(s): _____
Legal Description: _____

Improvements: _____

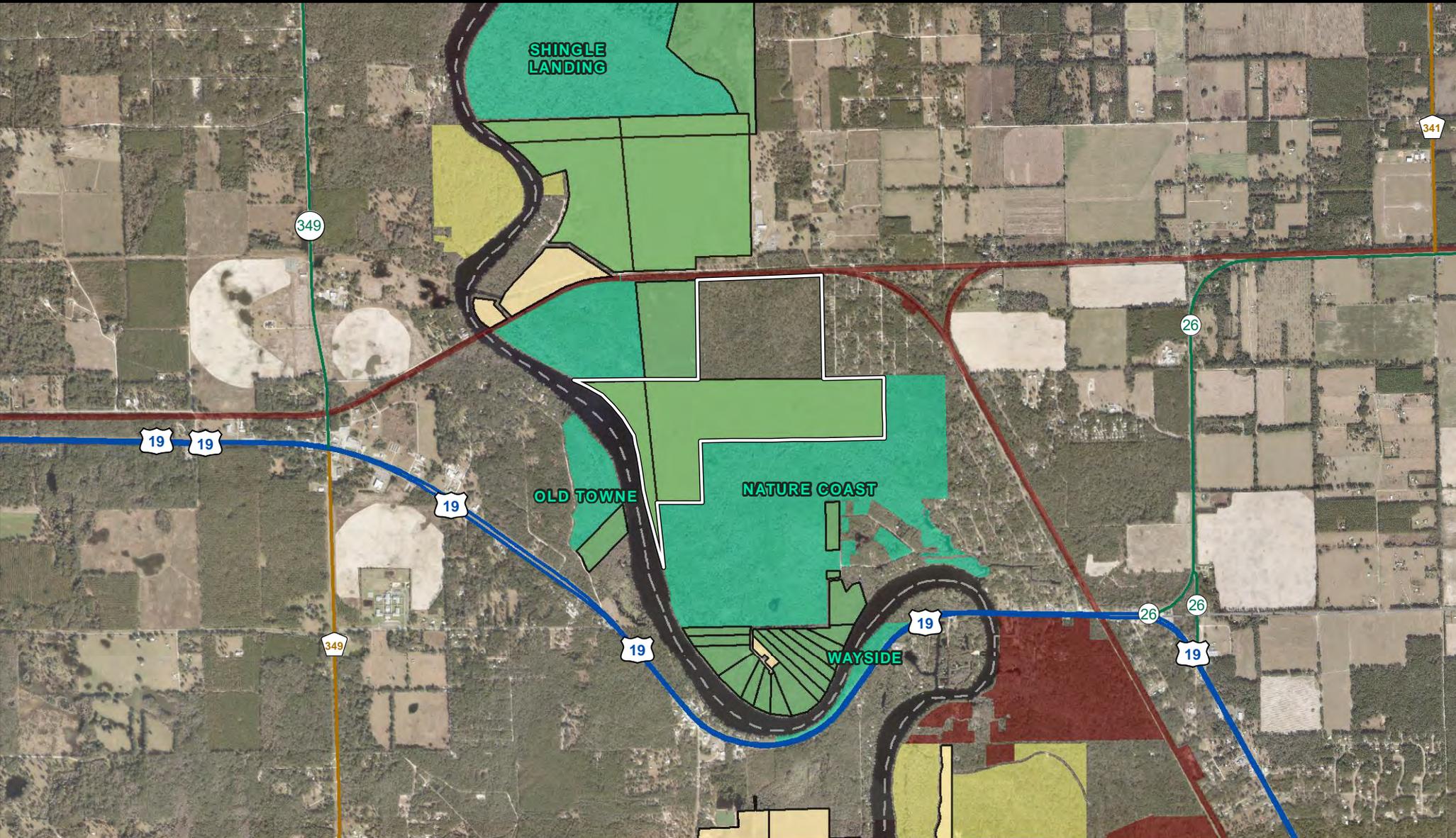
In addition, please provide an aerial, survey, or map identifying property boundaries and a copy of the Deed.

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

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

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



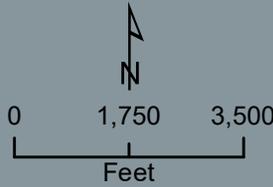
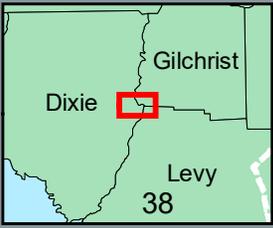


-  Property Boundary
-  SRWMD Ownership
-  Other Public Ownership
-  SRWMD Proposed Acquisitions

Adjacent Parcels Ranking

-  Primary
-  Secondary

**Lasky Property
± 351.74 Ac
Gilchrist County**

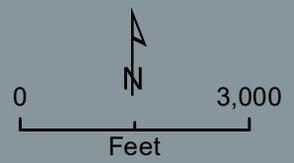
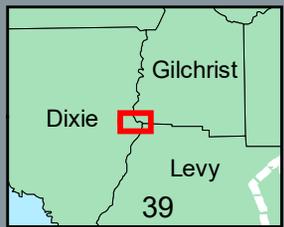


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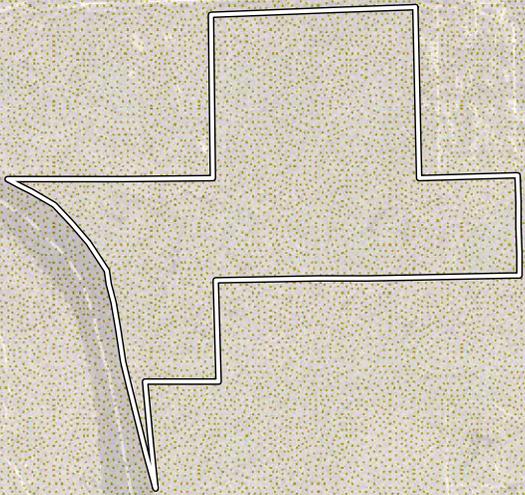
-  Property Boundary
-  SRWMD Major Rivers
-  Priority 1
-  Priority 2
-  Other
-  Surface Waters (Riverine)

Lasky Property Property Offer Surface Water Protection



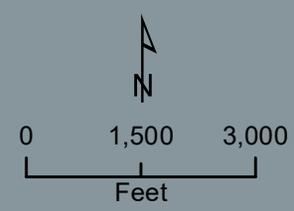
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Fanning Springshed

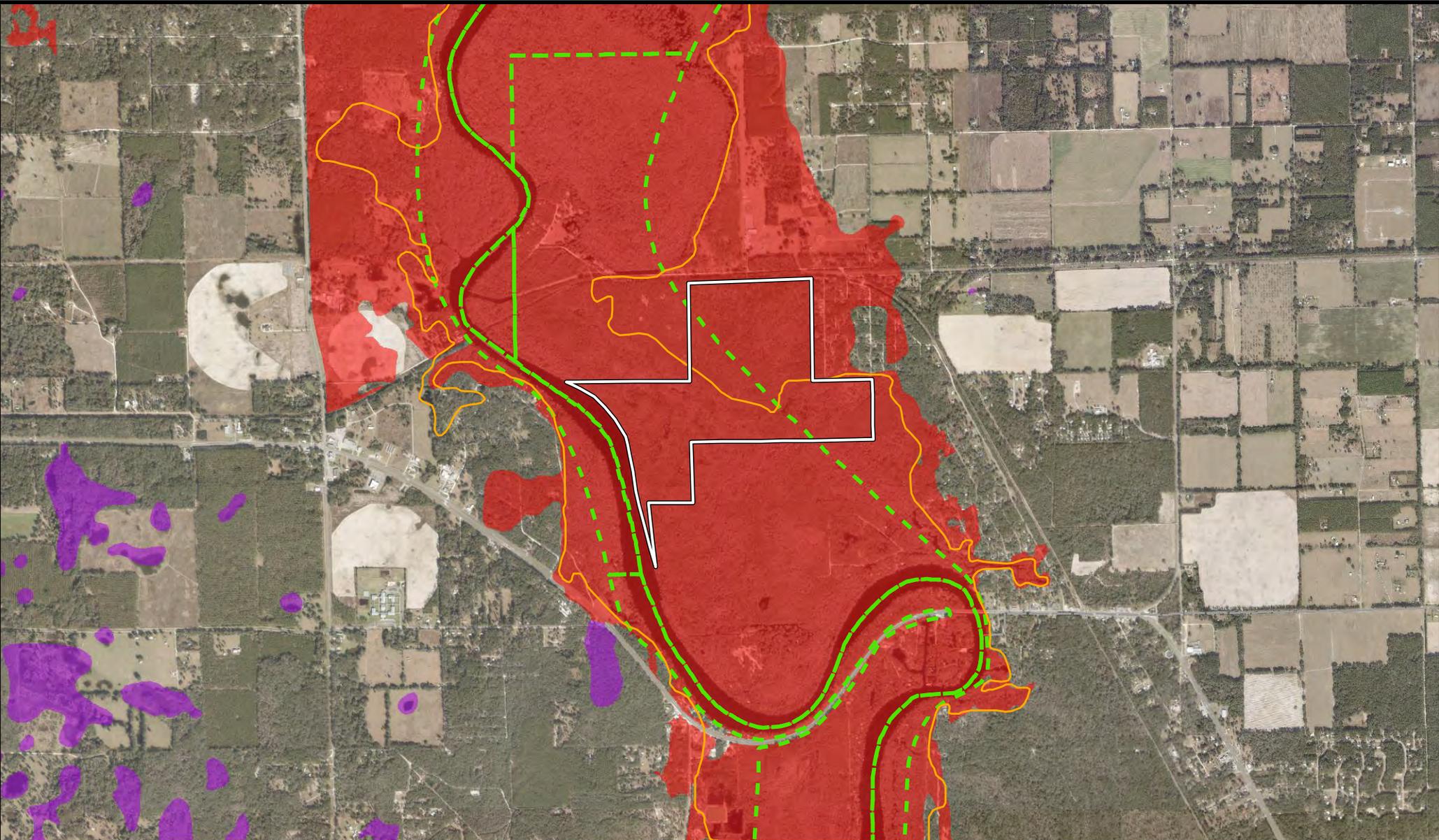


Lasky Property Property Offer Springs Protection

-  Property Boundary
-  Springs Protection

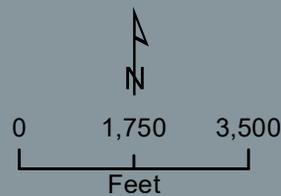


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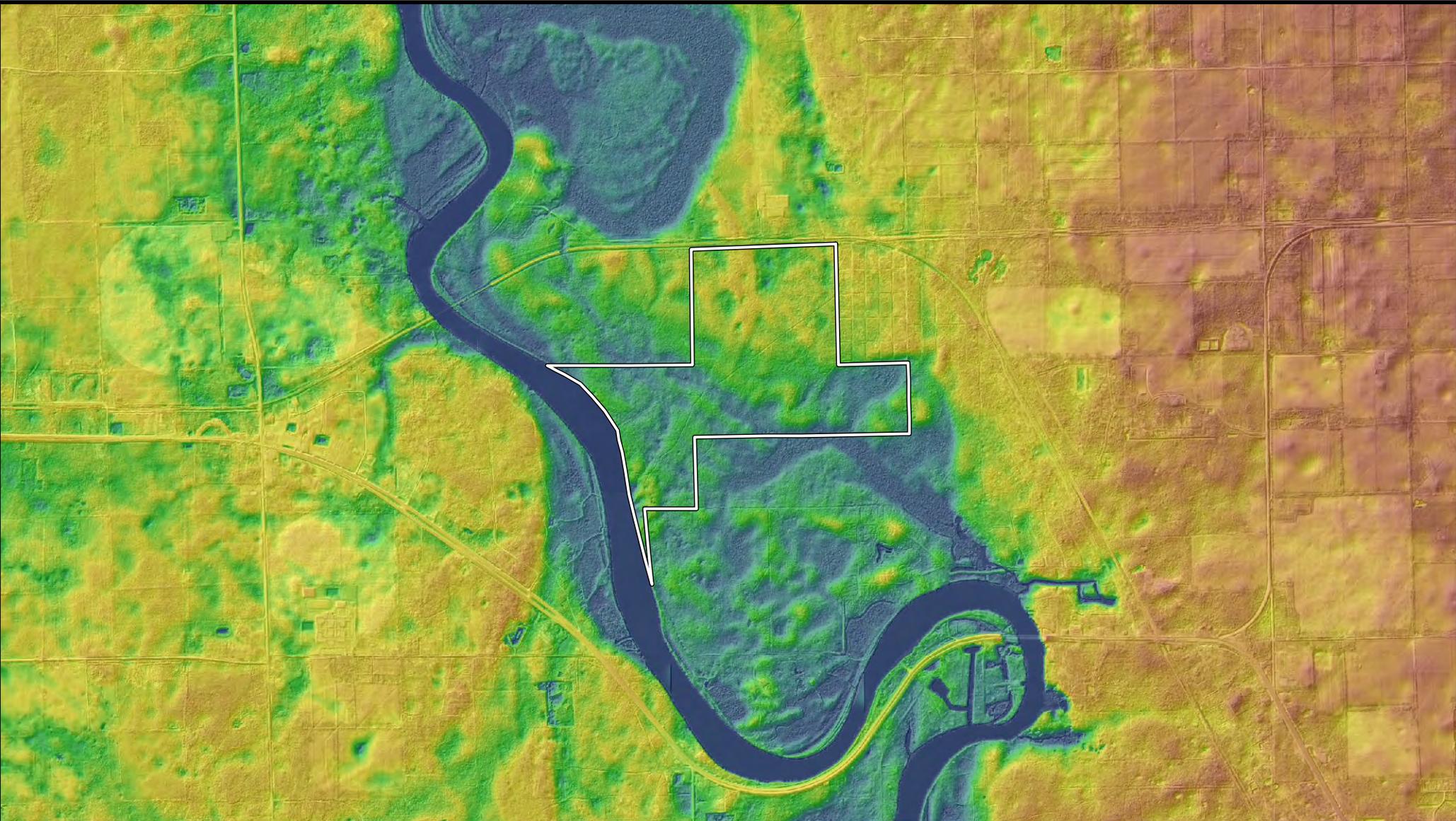


Lasky Property Property Offer Floodplain Protection

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



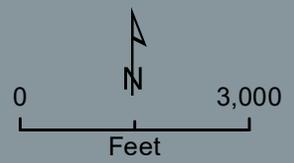
Note: This map was created by the Suwannee River Water Management District (SRWMD) to be used for planning purposes only. SRWMD shall not be held liable for any injury or damage caused by the use of data distributed as a public records request regardless of their use or application. SRWMD does not guarantee the accuracy, or suitability for any use of these data, and no warranty is expressed or implied. For more information please contact the SRWMD at 386-362-1001. Map Created 12/8/2020



Lasky Property Property Offer LIDAR



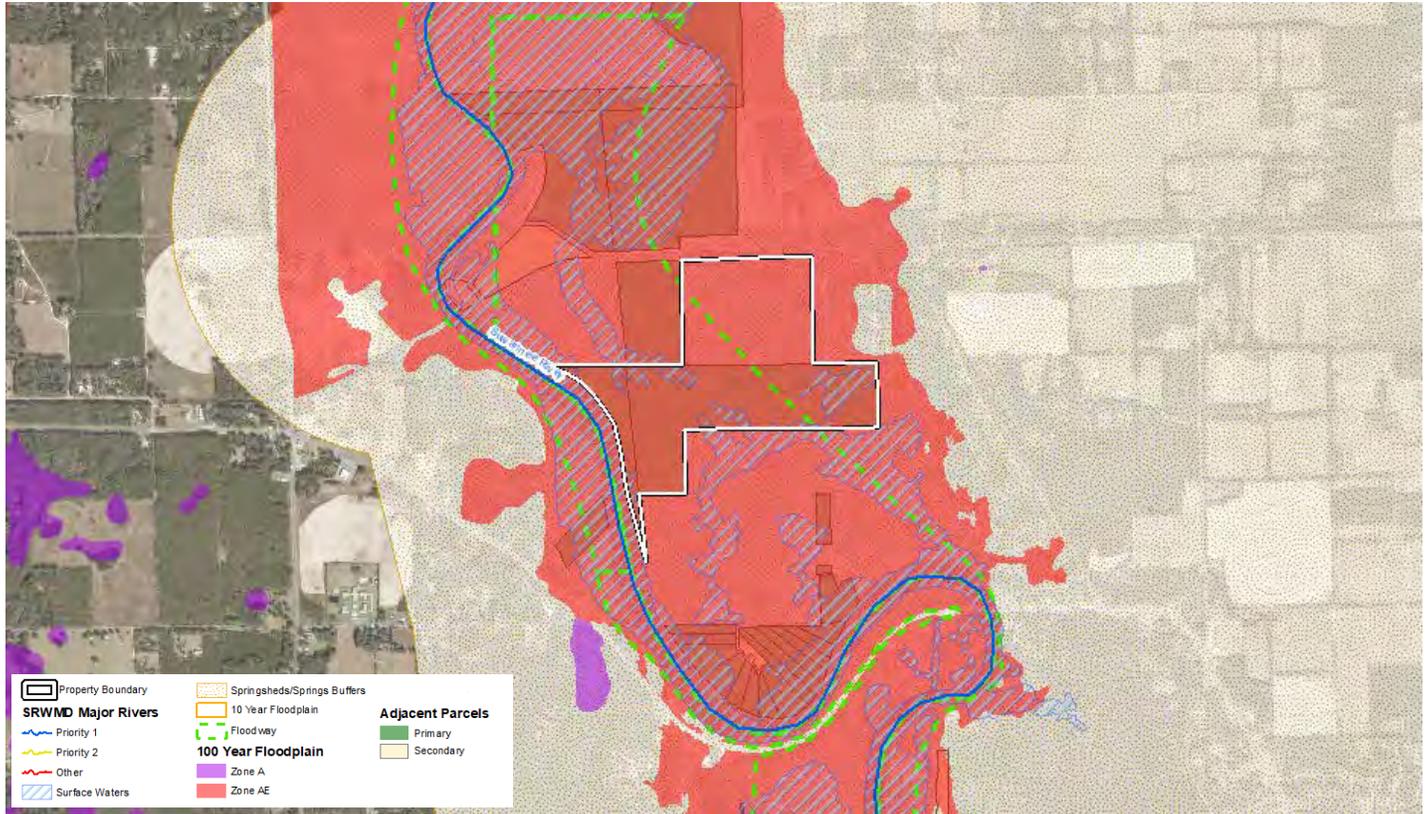
 Property Boundary
 Bare Earth Elevation
 High : 44
 Low : 0



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SUWANNEE TRIAGE ANALYSIS RESULTS



Property Name: Lasky Property

Date: 12/10/2020

Acreage: ± 351.74 ac

County: Gilchrist

Transaction Type: Acquisition

Florida Forever: Partial

Surface Water Protection

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

Riverine Surface Waters: (Y) [± 40 ac]

Flood Protection

Floodway: (Y) [± 188 ac]

10 Year Floodplain: (Y) [± 207 ac]

100 Year Floodplain: (Y) [± 351.74 ac]

Springs Protection

Springshed: (Y) [Fanning Springshed] [± 351.74 ac]

Adjacency: (Y) [Partial]

Miscellaneous

PFA: (Y) [Fanning Manatee]

WSPA: (Y) [Eastern]

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: February 26, 2021

RE: Detailed Assessment and Negotiations for the Acquisition of a Fee Interest in 6.8 acres +/- on Suwannee Bluffs Tract in Hamilton County

RECOMMENDATION

Authorize staff to enter into detailed assessment and negotiations for the acquisition of a fee interest in two parcels totaling 6.8 acres +/- on Suwannee Bluffs Tract in Hamilton County.

BACKGROUND

In December 2020, the District received an offer to sell a fee interest in two parcels of real property located in Hamilton County identified as the Suwannee Bluffs Tract. The offeror proposed a price of \$62,500 (\$9,191.18 per acre), which is negotiable and dependent upon appraisals.

The tract is adjacent to the District-owned Gibson Park Tract and land owned by the U.S. Forest Service and includes minimal river frontage. The parcel is located within a Springs buffer area and the Eastern Water Supply Planning Area. The parcel is 100% within floodway and contains 1.31 acres +/- of riverine surface water. The parcel is not currently within the District's Florida Forever Workplan.

Land management is familiar with the parcel and has identified no land management issues. The parcel is predominantly low-lying wetlands and would require minimal management. Staff believes that ownership by the District would increase public recreational access in the area and prevent further development within the floodplain.

Discussions with the offeror have concluded that there is no interest in selling a conservation easement.

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

SCS/rl
Attachments
File #2021-002

**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: Dorene Ward Clifford Stanis
 Address: 3 Winding Trail City: Whittier State: NC Zip: 28789
 Phone: 727-858-8891 E-Mail: Renie.736@gmail.com
 Applicant Signature: [Signature] Date: 12-14-2020

Owner of Record (Owner is Applicant yes no)
 Name: _____
 Address: _____ City: _____ State: _____ Zip: _____
 Phone: _____ E-Mail: _____

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

Owner Signature: [Signature] Date: 12-14-2020
 Owner Signature: [Signature] Date: Dec 14, 2020

Property/Project Information
 Asking Price (Fee): \$62,500 (Conservation Easement): _____
 General Location (address, intersection, etc.): SW 68th Drive, Jasper Florida
 Acreage: 6.8 (total) County: Hamilton
 Tax Parcel Number(s): 3619-050 3619-040
 Legal Description: Lot 2 + Lot 3 Suwannee Bluffs Unit 1

Improvements: 0

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.)
Hamilton City Book 58 page 073 - general subdivision
restrictions/easements

Agreements (Identify any existing purchase agreement, option contract, listing agreement, or any other arrangement or agreement.)
United Country RE - hands of North Florida Realty, Inc. 6 month listing
expires May 31, 2021

Other Pertinent Information (Please provide any other information that may be helpful in evaluating the request.)
SRWMD currently owns lot #1. 3619-030





Legend

-  Parcels
-  Roads
-  Dimensions
-  City Labels

Parcel ID	3619-030	Alternate ID	3619030	Owner Address	SUWANNEE RIVER WATER
Sec/Twp/Rng	35-1N-12E	Class	WATER MANA		MANAGEMENT DISTRICT
Property Address		Acreage	3.356		9225 CR 49
					LIVE OAK, FL 32060

District 4
 Brief Tax Description 35 1N 12E 2602A2
 (Note: Not to be used on legal documents)

Date created: 6/15/2019
 Last Data Uploaded: 6/14/2019 6:23:02 PM

Developed by  Schneider
 GEOSPATIAL

Available: Lots # 2 3619-040
 Lots # 3 3619-050



Lands of North Florida Realty, Inc.

406 W. Howard Street
Live Oak, FL. 32064
Office: 386-330-5332

Lands of North Florida Realty, Inc.

SELLER: Clifford Lee Stanis

ADDRESS: Dorene Lois Ward
SW 68th Drive, Jasper, FL

Seller's Estimated Settlement Statement

SELLING PRICE: \$ 62,500.00

Transfer Expenses:

State Documentary Stamps: \$ 438.00

Title Insurance (Owners Policy): \$ 1,000.00

Brokerage- _____ % Of Sales Price: \$ _____

Other: Flat Rate Commission \$ 3,000.00

Total Transfer Expenses \$ 4,438.00

Taxes: \$ _____

Mortgage Payoff: \$ 0.00

SELLERS'S EXPENSES: \$ 4,438.00

*NET TO SELLER: \$ 58,062.00

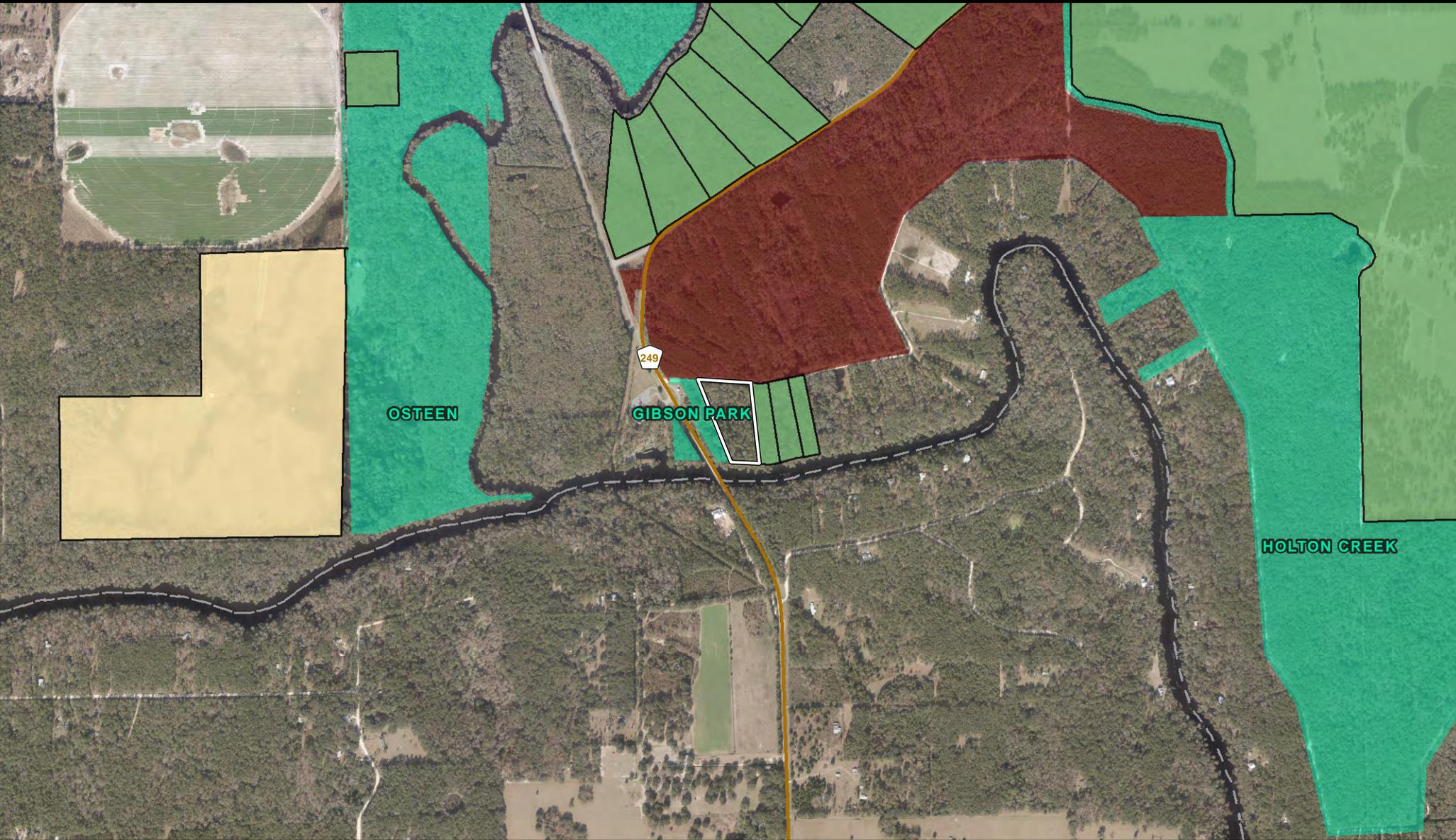
(*Less Pro-rated taxes and any Mortgage Due)

SELLER: Dorene L. Ward

DATE: 11/18/2020

SELLER: CL/SZ

DATE: Nov 19, 2020

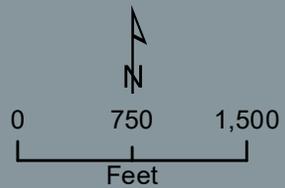


-  Property Boundary
-  SRWMD Ownership
-  Other Public Ownership

Adjacent Parcels Ranking

-  Primary
-  Secondary

**Suwannee Bluffs
± 6.8 Ac
Hamilton County**

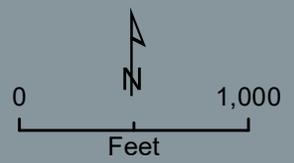
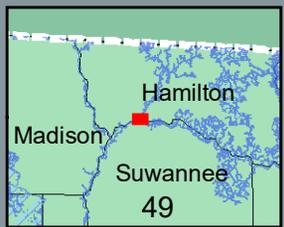


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-  Property Boundary
- SRWMD Major Rivers**
-  Priority 1
-  Priority 2
-  Other
-  Surface Waters (Riverine)

Suwannee Bluffs Property Offer Surface Water Protection

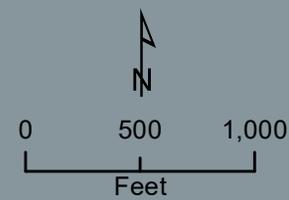


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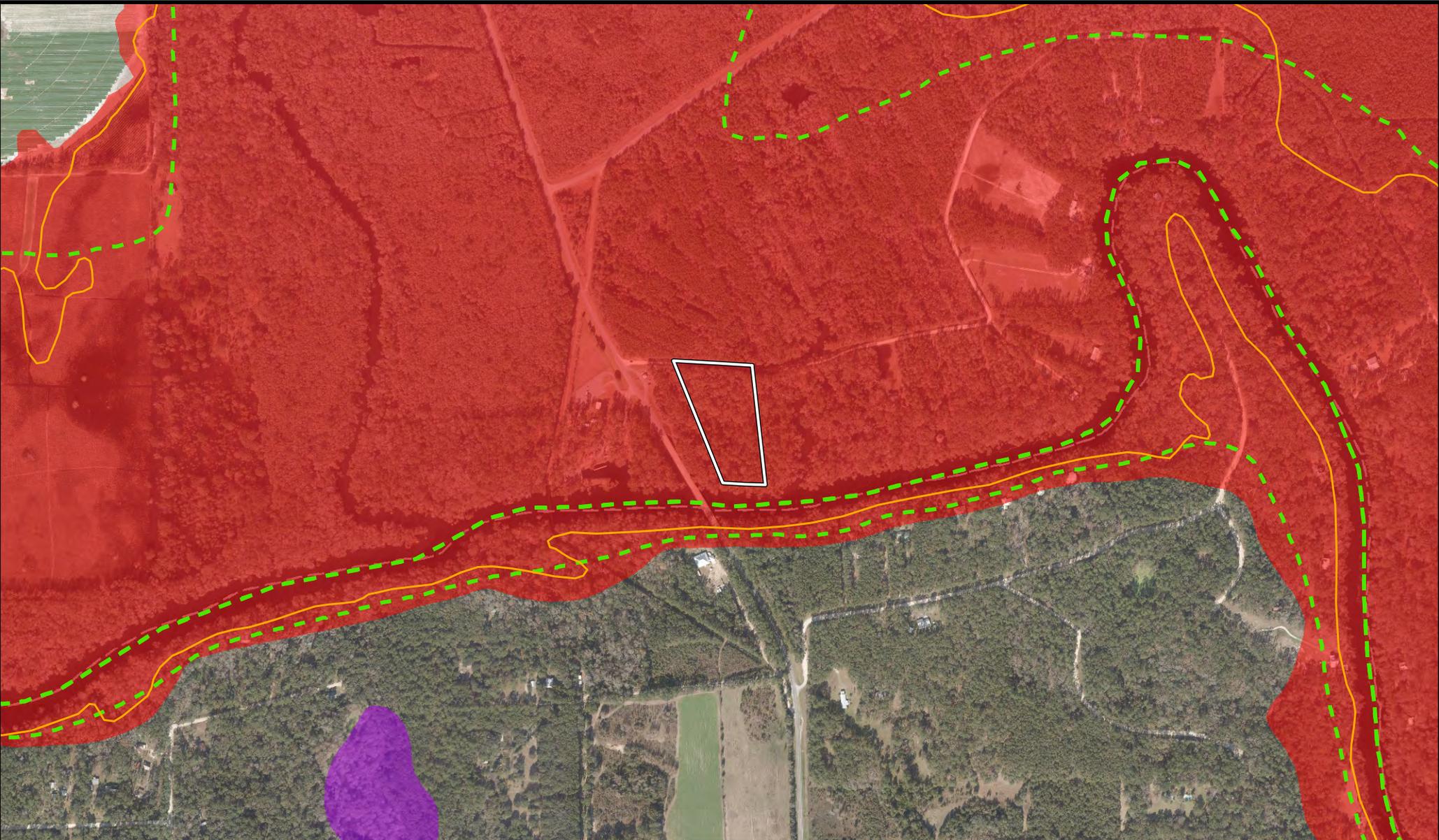


Suwannee Bluffs Property Offer Springs Protection

-  Property Boundary
-  Springs Protection

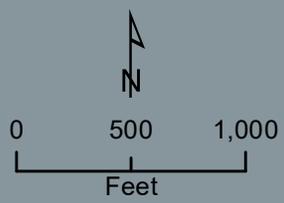
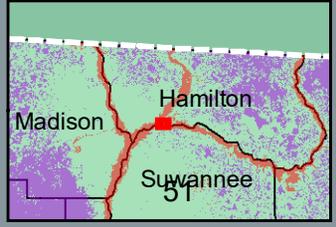


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-  Property Boundary
-  10 Year Floodplain
-  Floodway
- 100 Year Floodplain**
-  Zone A
-  Zone AE

Suwannee Bluffs Property Offer Floodplain Protection



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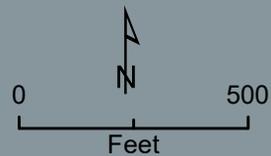
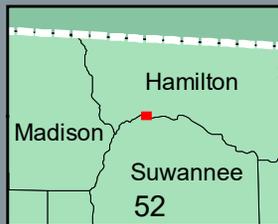
 Property Boundary

Bare Earth Elevation

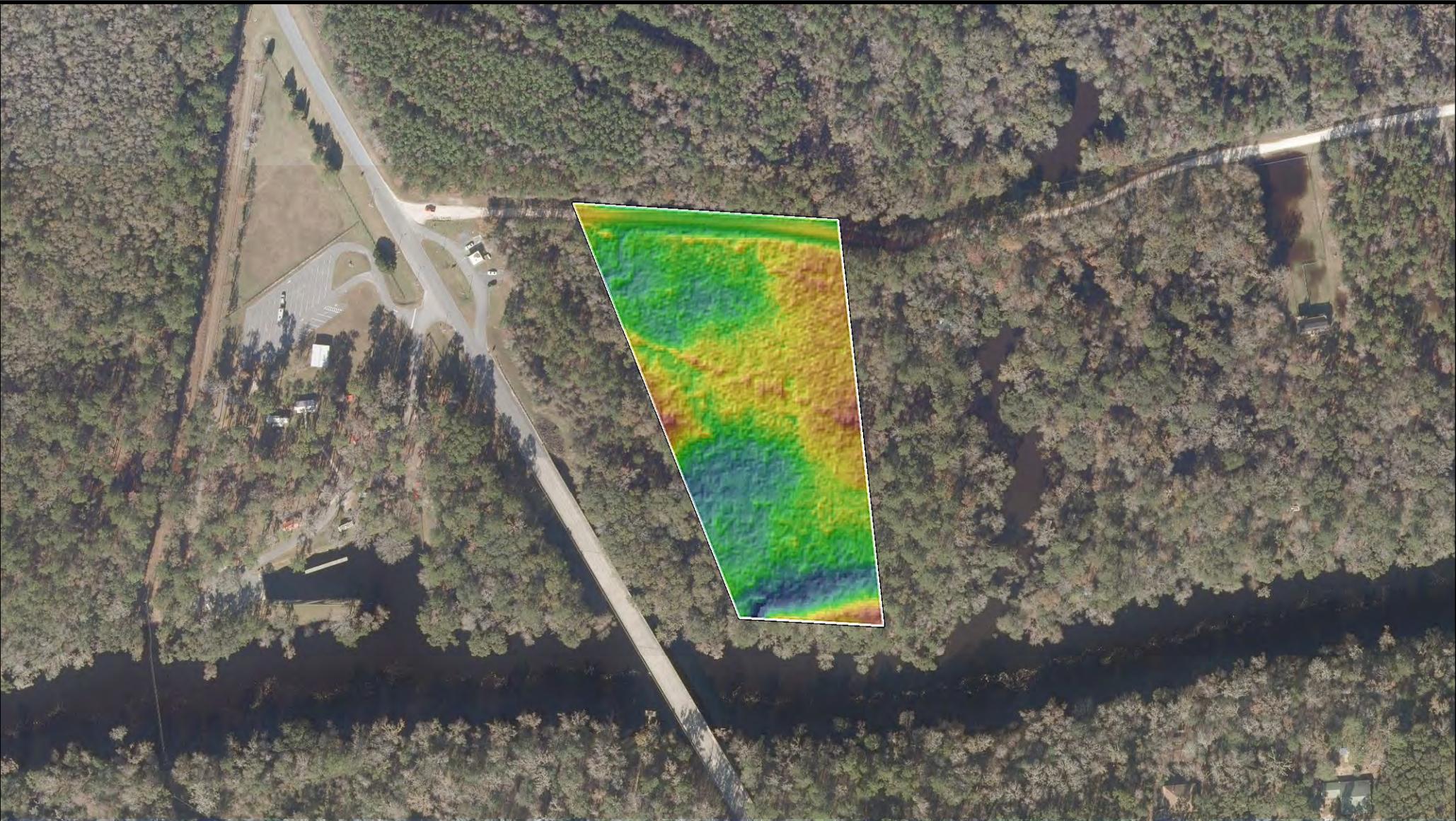
 High : 141

 Low : 30

Suwannee Bluffs Property Offer LIDAR



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Property Boundary

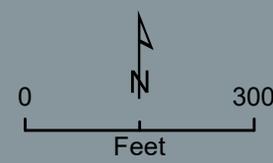
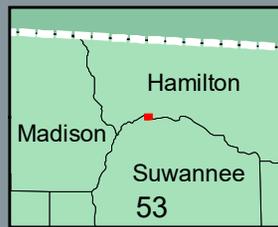
Bare Earth Elevation



High : 62

Low : 48

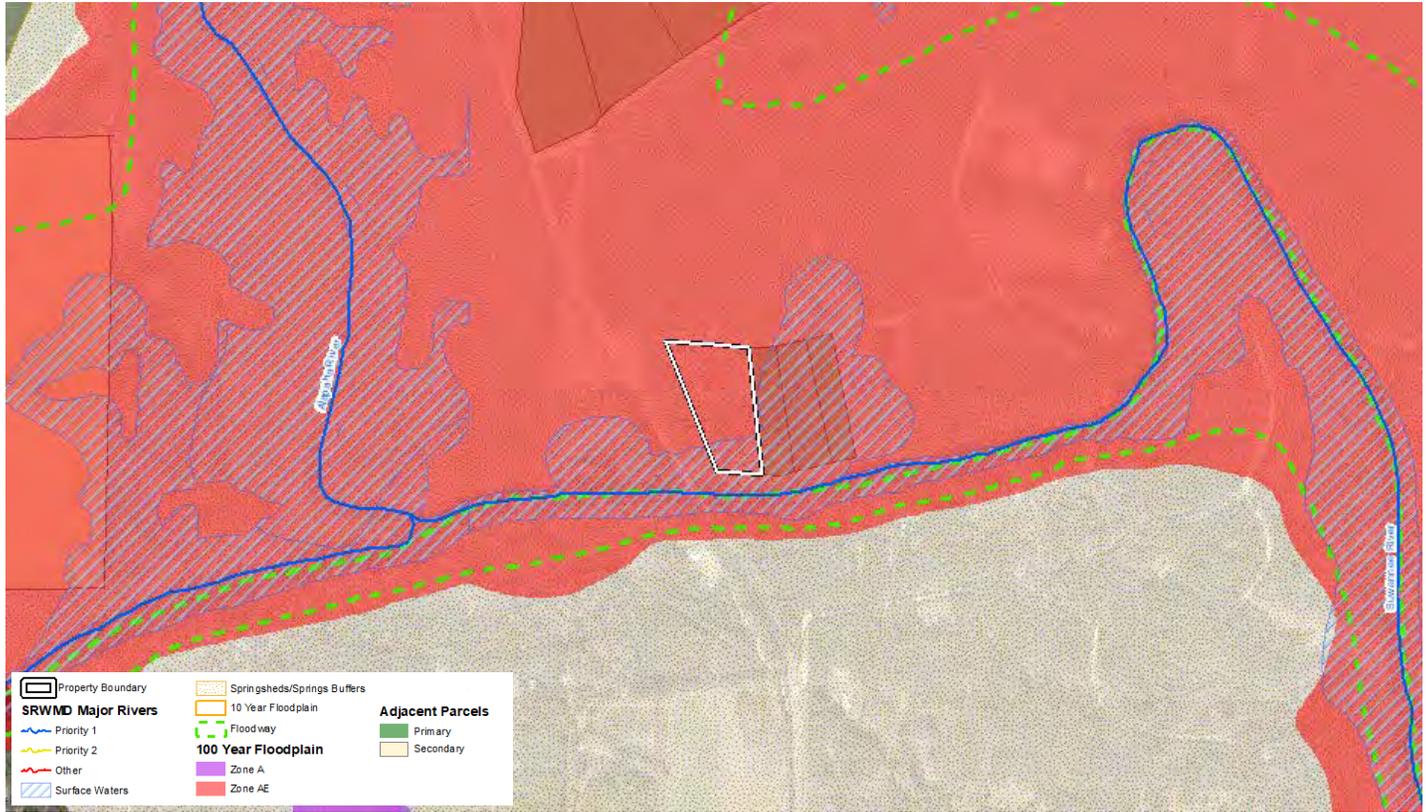
Suwannee Bluffs Property Offer LIDAR



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SUWANNEE TRIAGE ANALYSIS RESULTS



Property Name: Suwannee Bluffs

Date: 01/14/2021

Acreage: ± 6.8 ac

County: Hamilton

Transaction Type: Acquisition

Florida Forever: No

Surface Water Protection

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

Riverine Surface Waters: (Y) [± 1.31 ac]

Flood Protection

Floodway: (Y) [± 6.8 ac]

10 Year Floodplain: (Y) [± 6.8 ac]

100 Year Floodplain: (Y) [± 6.8 ac]

Springs Protection

Springshed: (Y) [Springs Buffer] [± 6.8 ac]

Adjacency: (N)

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: February 26, 2021

RE: Proposed Amendment to the Warner-Harrell Conservation Easement, Suwannee County

RECOMMENDATION

Approval of an amendment to the terms of the conservation easement on the Warner-Harrell Tract in Suwannee County for a limited time and limited purposes.

BACKGROUND

In October 1999, the District acquired a conservation easement (CE) on 912 acres +/- identified as the Warner-Harrell Tract in Suwannee County. The CE was subsequently amended to permit construction of cabins and removal of other structures on the parcel. In October 2020, the District received an inquiry from the Florida Department of Environmental Protection seeking guidance regarding a request to construct steps into the "Burnice Sink" located on the property.

The District determined that the CE, as amended, would not permit such construction. After several follow-up communications with the owner's representatives, a request was made to amend the CE to permit construction of steps into the sink. The representative explained that divers are currently exploring the cave system that connects to the sink and they want to construct steps into the sink to protect the side of the sink from further erosion and damage.

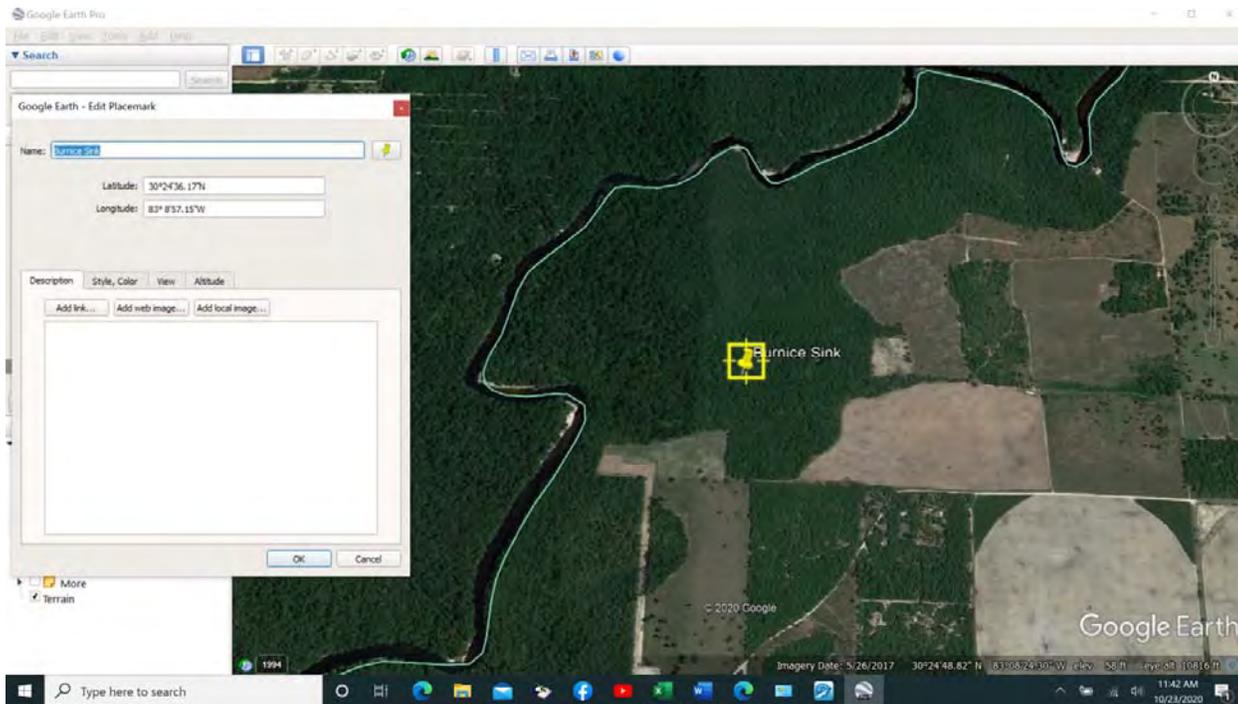
After reviewing the request, staff determined that it is in the best interest of the District to grant an amendment limited in both time and scope of use in order to protect the existing natural resource while also furthering scientific and geological knowledge. Staff is recommending that the CE be amended for a period not to exceed 10 years, that the steps be constructed in a manner that maximizes protection of the sides of the sink while also minimizing the direct impact on the sides and that the use be restricted to scientific/exploration use only; recreational and other private uses will be prohibited. The owner has agreed to absorb all costs associated with the amendment and has agreed to the stated terms. The owner will be required to obtain all required permits at its own expense. The District's Land Management staff will include monitoring compliance with the amendment as part of its CE monitoring plan.

A copy of the e-mail chain with the owner's representative, triage and summary maps of the parcel are attached.

SCS/rl
Attachments
File #98-013

Schroeder, Stephen

From: Howard <howardnsmith@hotmail.com>
Sent: Thursday, December 10, 2020 4:36 PM
To: Schroeder, Stephen
Subject: RE: Conservation Easement Amendment



I understand that we will be responsible for all costs incurred and that we will be notified of the amount before it is started.

Howard Smith

From: [Schroeder, Stephen](#)
Sent: Thursday, December 10, 2020 3:57 PM
To: [Howard](#)
Subject: RE: Conservation Easement Amendment

Mr. Smith

Please provide a map of the property showing the approximate location of the sink in question. Also please acknowledge that if we pursue an amendment to the conservation easement, you (or the landowner) will be required to pay all costs associated with the amendment, including staff time and legal fees incurred.

I have had several internal discussions regarding your request and hope to get a chance to discuss it with my boss this afternoon or early next week. We are exploring not only the amendment but other, temporary solutions that we may be able to agree too. I am out of the office on Friday but feel free to call me Tuesday if you haven't heard from me by 1 o'clock.

Steve

Stephen Schroeder
Office of Administration Chief
Suwannee River Water Management District
9225 CR 49, Live Oak, FL 32060
386.362.1001
386.362.1056 (fax)
386.362.0445 (direct)
Stephen.Schroeder@srwmd.org
www.mysuwanneeriver.com

Individuals lobbying the District must be registered as lobbyists (Section 112.3261, Florida Statutes).

Under Florida law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.



From: Howard <howardsmith@hotmail.com>
Sent: Tuesday, November 17, 2020 5:04 PM
To: Schroeder, Stephen <Stephen.Schroeder@srwmd.org>
Subject: RE: Conservation Easement Amendment

Hi Stephen,
Below is the information requested.
I am not sure how much information is required.
Let me know if photo, sketch or whatever is needed and I will do my best to get it.
Thanks again for your help.
Howard

6.0 Amendment Information Requirements:

1. New construction to be allowed for steps into Burnice Sink.
2. build 3ft. wide steps down the bank into Burnice Sink.
3. No impact other than reduce bank erosion.
- 4.
5. To stop erosion from foot traffic into Burnice Sink.
6. All costs (labor and materials) will be donated.
- 7.
- 8.
9. Reduce land erosion into Burnice Sink.
- 10.

From: [Schroeder, Stephen](mailto:Stephen.Schroeder@srwmd.org)
Sent: Tuesday, November 17, 2020 3:06 PM
To: howardsmith@hotmail.com
Subject: Conservation Easement Amendment

Mr. Smith

Attached is the Directive I mentioned. Please review and feel free to contact me with any questions you may have. The request for amendment may be sent to me directly and I will get the process started.

Thank you

Stephen Schroeder
Office of Administration Chief
Suwannee River Water Management District
9225 CR 49, Live Oak, FL 32060
386.362.1001
386.362.1056 (fax)
386.362.0445 (direct)
Stephen.Schroeder@srwmd.org
www.mysuwanneeriver.com

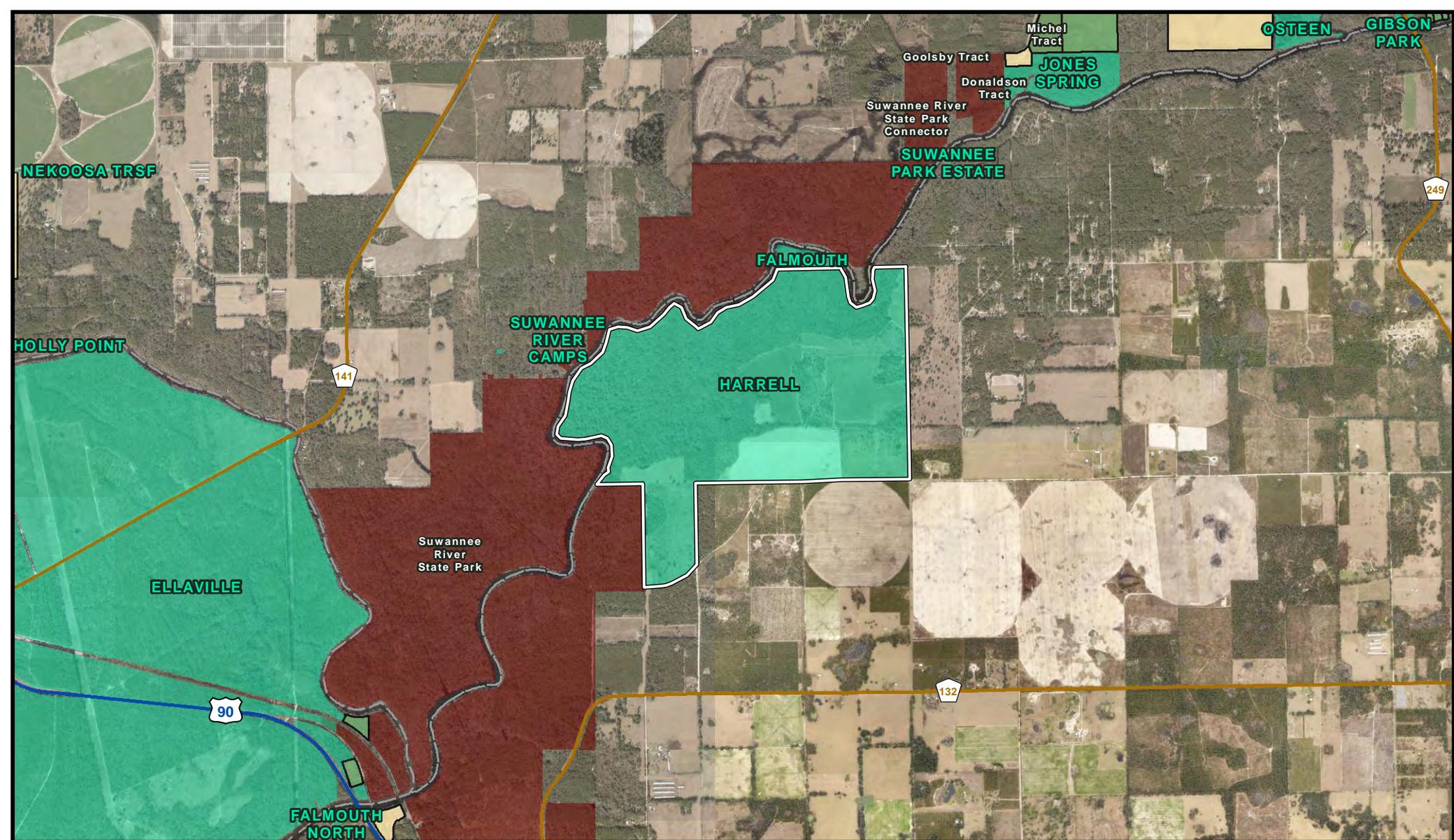
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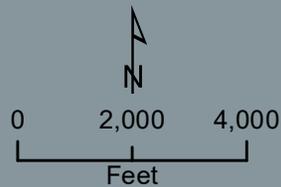


-  Property Boundary
-  SRWMD Ownership
-  Other Public Ownership

Adjacent Parcels Ranking

-  Primary
-  Secondary

Harrell CE
 ± 912 Ac
 Suwannee County

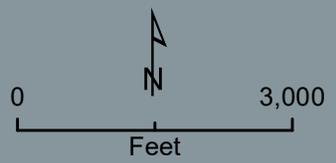
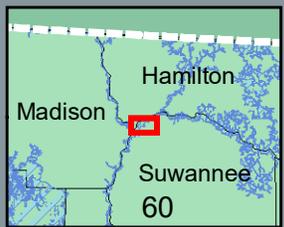


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-  Property Boundary
- SRWMD Major Rivers**
-  Priority 1
-  Priority 2
-  Other
-  Surface Waters (Riverine)

Harrell CE Property Offer Surface Water Protection

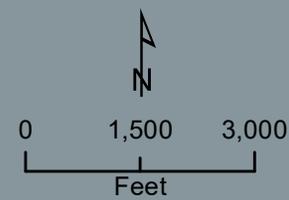


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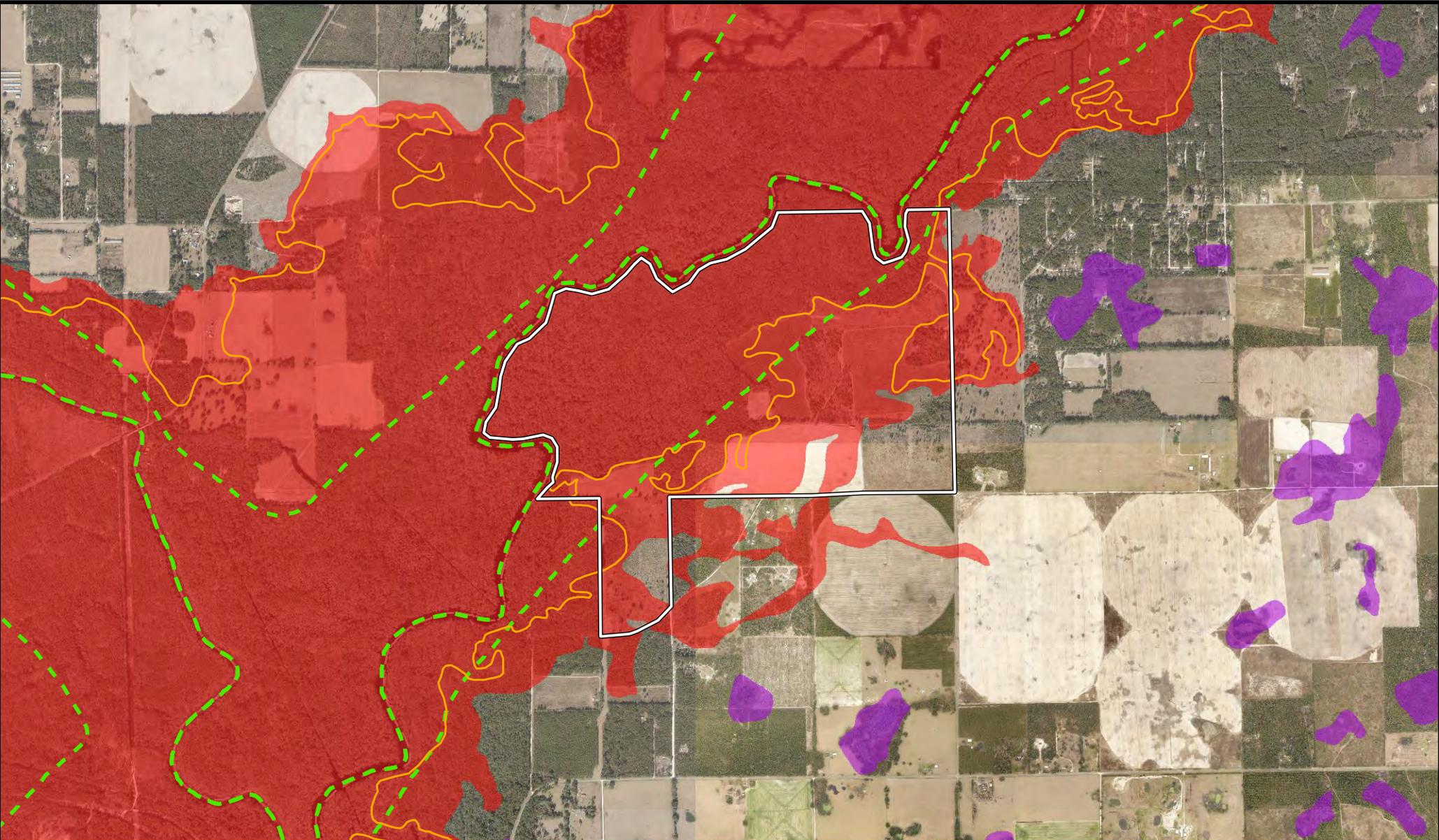


Harrell CE Property Offer Springs Protection

-  Property Boundary
-  Springs Protection

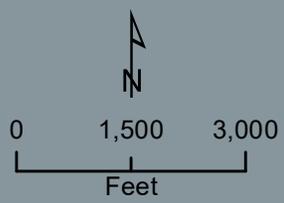
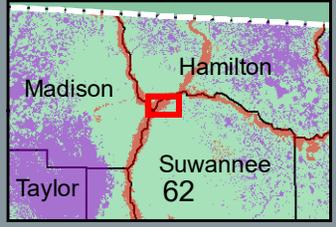


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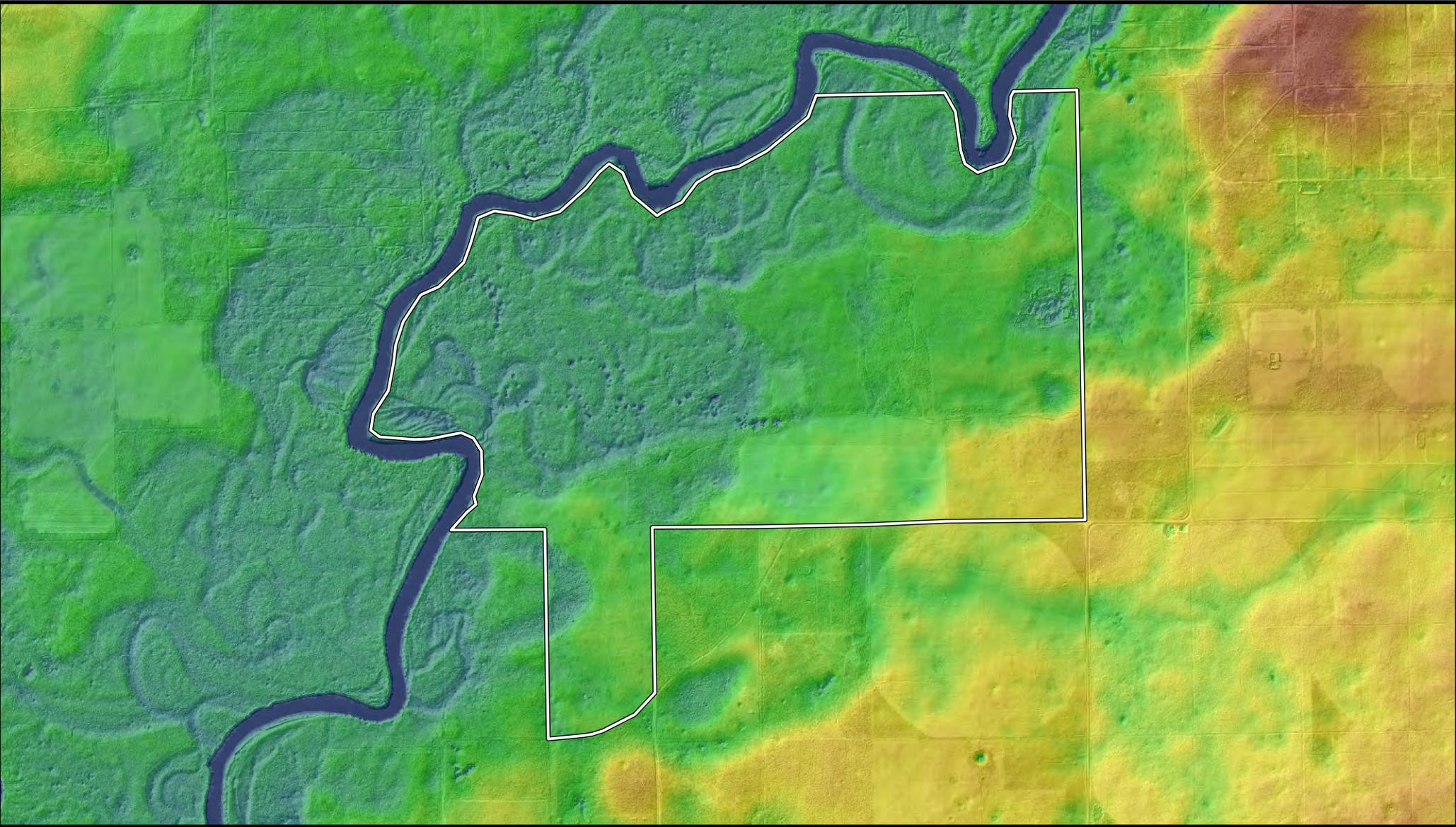


Harrell CE Property Offer Floodplain Protection

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



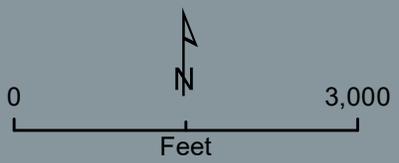
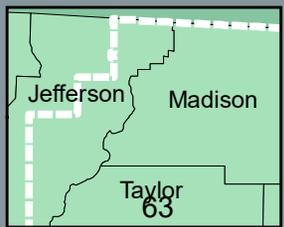
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Harrell CE Property Offer LIDAR

 Property Boundary

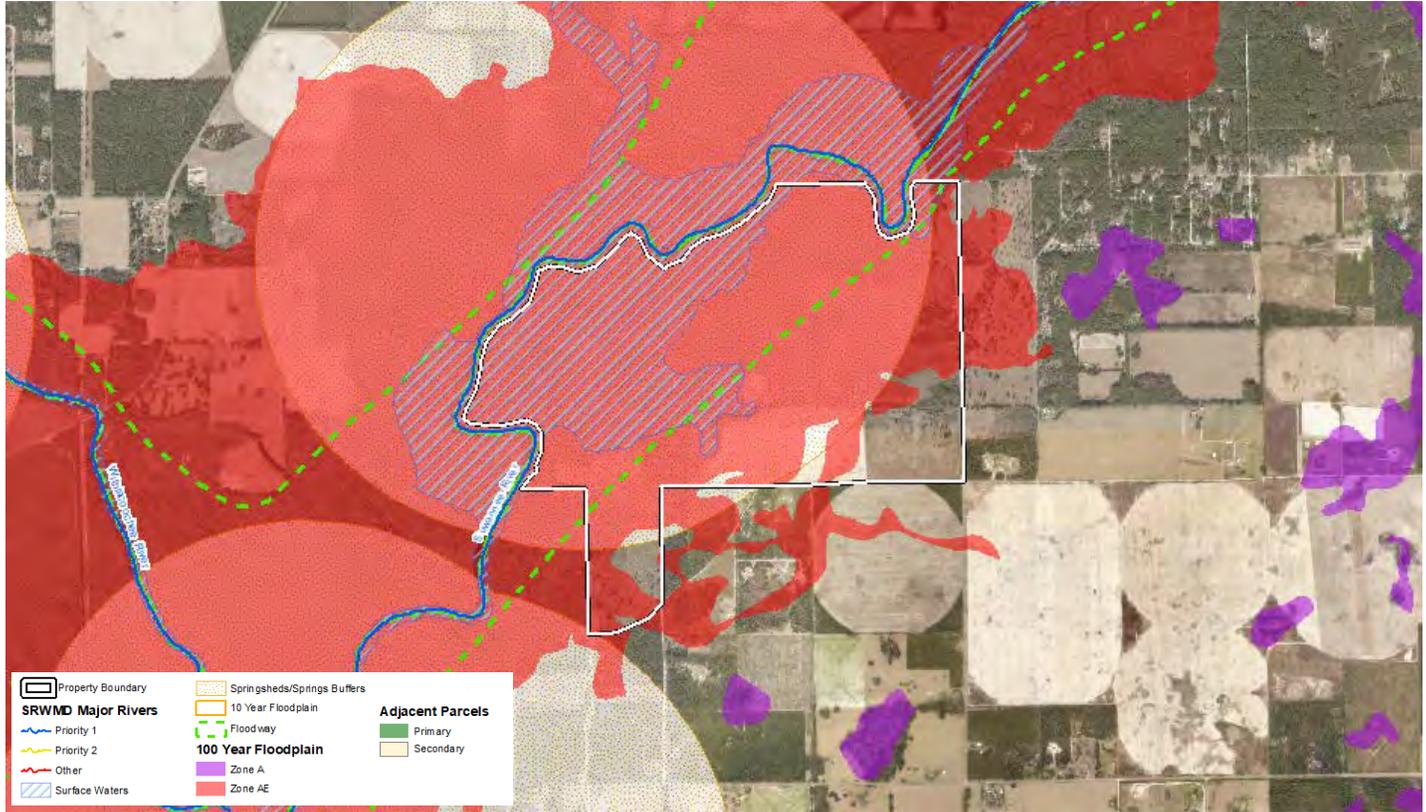
Bare Earth Elevation
- High : 126.28
- Low : 27.9



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SUWANNEE TRIAGE ANALYSIS RESULTS



Property Name: Harrell CE

Date: 01/14/2021

Acreage: ± 912 ac

County: Suwannee

Transaction Type: CE Amendment

Florida Forever: No

Surface Water Protection

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

Riverine Surface Waters: (Y) [± 300 ac]

Flood Protection

Floodway: (Y) [± 466 ac]

10 Year Floodplain: (Y) [± 524 ac]

100 Year Floodplain: (Y) [± 811 ac]

Springs Protection

Springshed: (Y) [Springs Buffer] [± 725 ac]

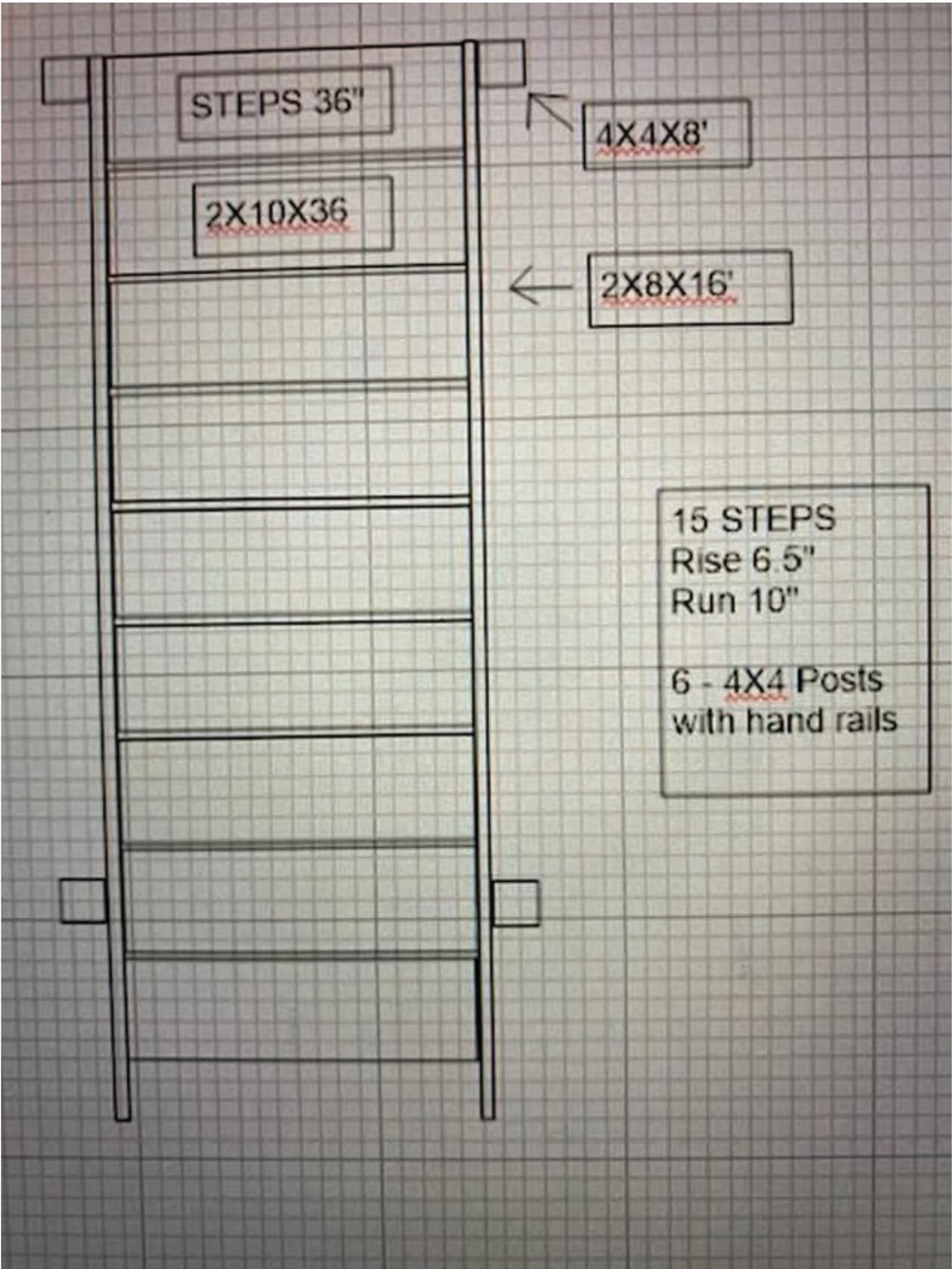
Adjacency: (N)

Miscellaneous

PFA: (Y) [Troy Peacock Lafayette Blue Falmouth]

WSPA: (Y) [Eastern]

BMAP: (Y) [Suwannee]





----- Forwarded message -----

From: **Pearce, Kimberly** <Kimberly.Pearce@floridadep.gov>

Date: Wed, Sep 9, 2020 at 3:13 PM

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: February 26, 2021

RE: Declaration of Surplus and Conveyance to the City of Newberry of a Parcel Consisting of 58.66 Acres +/- in Alachua County

RECOMMENDATION

Authorize staff to declare as surplus a parcel consisting of 58.66 acres +/- located in Alachua County and identified as the City of Newberry Wellfield and convey the parcel to the City of Newberry with the District retaining a conservation easement and including in the conveyance a reversion clause.

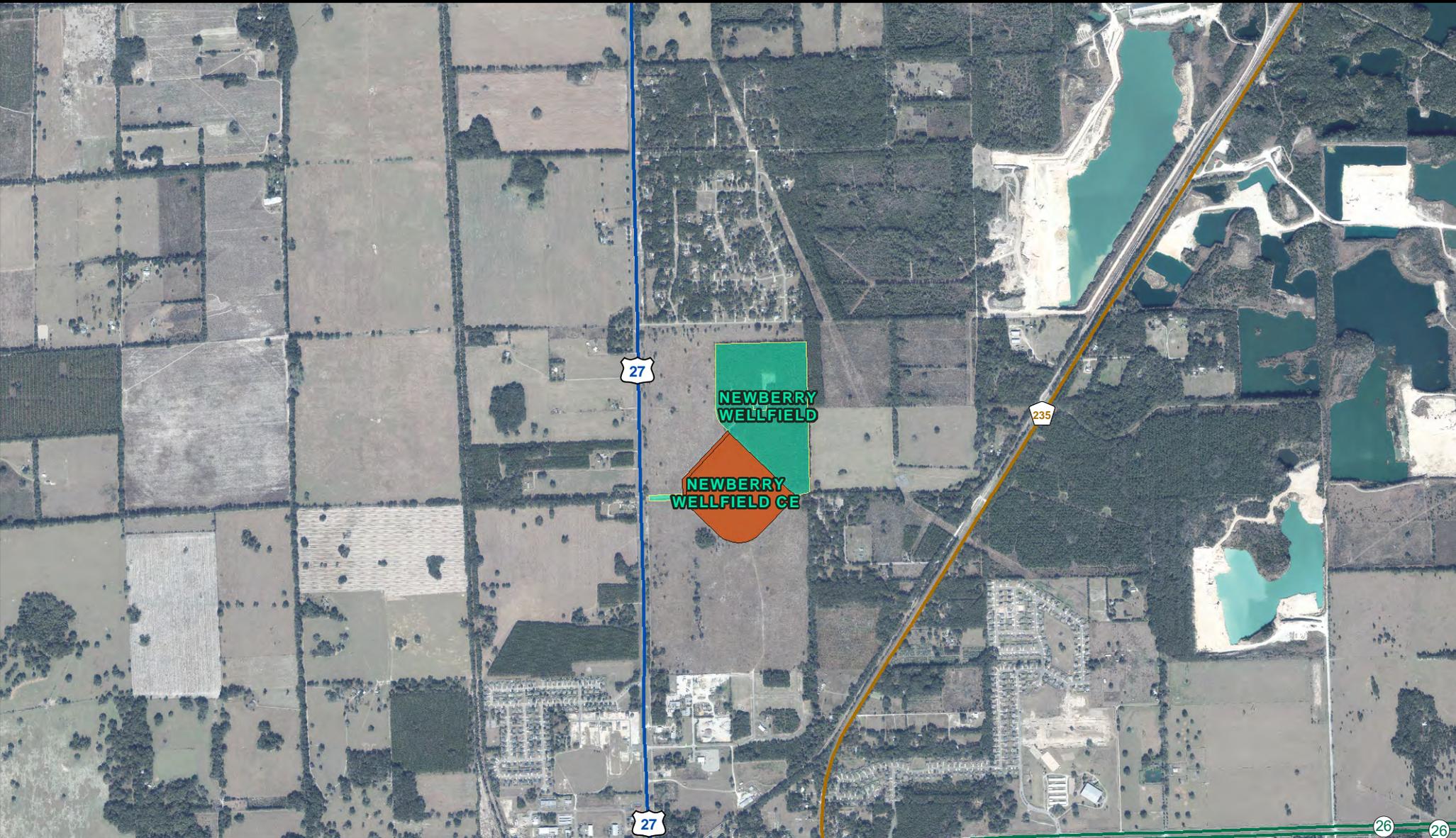
BACKGROUND

In November 2000, by Resolution Number 2000-61, the District acquired the wellfield parcel for the purpose of protecting and recharging the groundwater and protect the future water supply of the City of Newberry. The City of Newberry has requested that the District convey the parcel to the city for purposes consistent with the acquisition, including the expansion of the city's water supply system. The city has provided the District with a proposed plan for recreational use of the parcel which includes an archery range and a laser tag field. All recreational activities are being structured so that the city can continue to protect its existing wells and infrastructure and add additional wells and related infrastructure, as necessary. The District will be allowed to harvest existing timber prior to the conveyance and retain all revenues derived from the harvest.

The conveyance will include a condition on use remaining consistent with the purpose for which the land was originally purchased by the District and will be subject to reversion to the District in the event use by the city is not consistent with the purchase. The District will retain a conservation easement on the parcel which will include the right to implement a future water resource project within the easement.

A context map showing the location of the property, the proposed use plan provided by the City of Newberry and a copy of Resolution 2000-61 are attached.

SCS/rl
Attachments
File #98-006

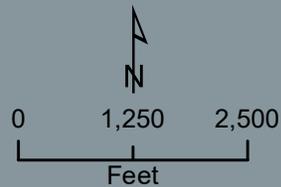


Newberry Wellfield
 ± 58.66 Fee Ac / ± 38.56 CE Ac
 Alachua County

-  CE QUALITY COMM
-  FEE QUALITY COMM
-  SRWMD Ownership
-  Other Public Ownership

Adjacent Parcels Ranking

-  Primary
-  Secondary



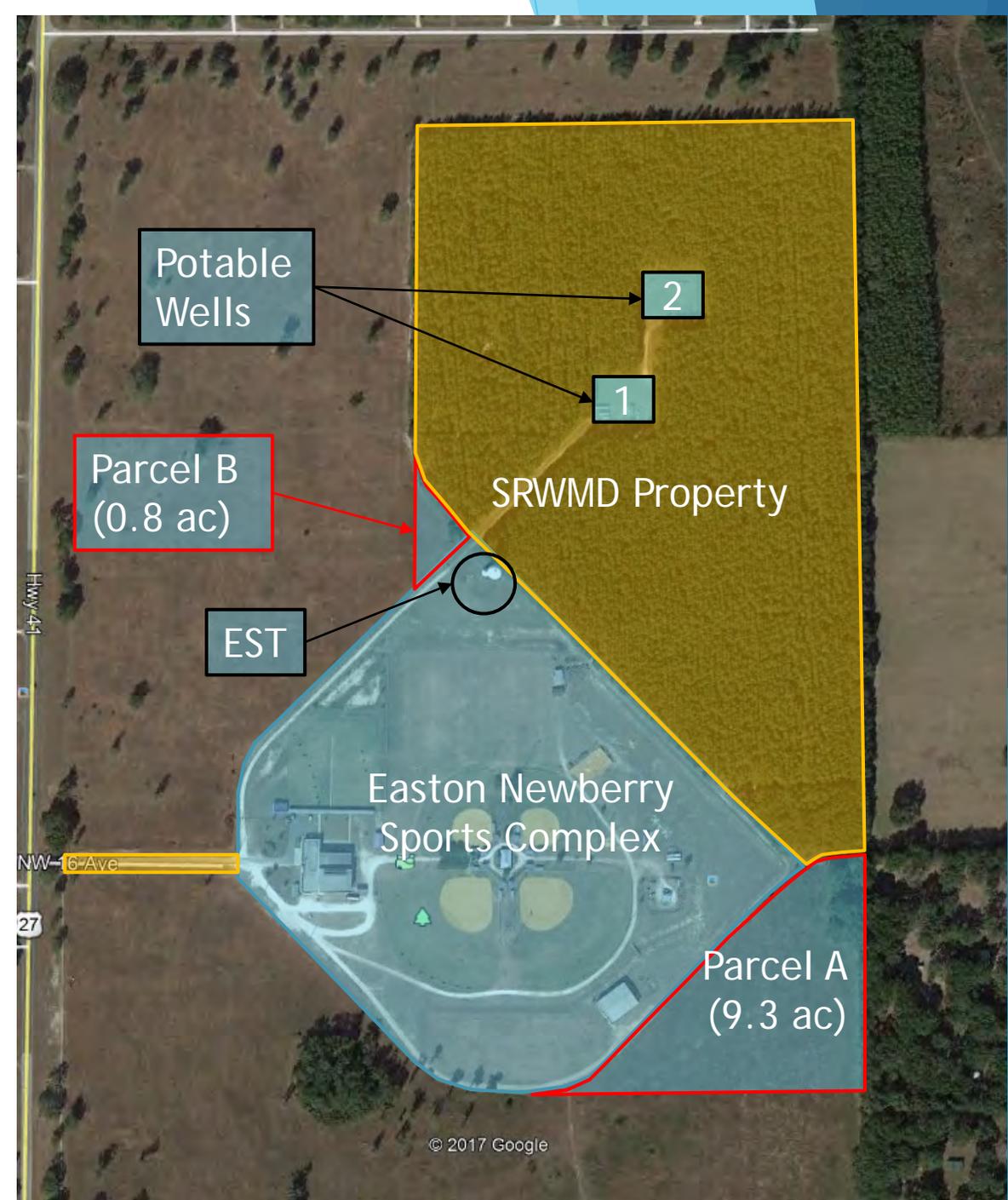
Note: This map was created by the Suwannee River Water Management District (SRWMD) to be used for planning purposes only. SRWMD shall not be held liable for any injury or damage caused by the use of data distributed as a public records request regardless of their use or application. SRWMD does not guarantee 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 2/12/2021

Newberry Land Acquisition Request

January, 2018

Easton Newberry Sports Complex Site Plan

- ▶ Original site: 40 acre
- ▶ Partner with Easton Foundation to host Olympic training center
- ▶ Primary recreation complex for residents
- ▶ SRWMD owns 61 acre parcel, plus entrance road
- ▶ Newberry leases SRWMD parcel for wellfield and recreation. Lease term is 50 years. Lease in 2006.
- ▶ Newberry constructed 2 domestic water well and treatment facilities on SRWMD parcel
- ▶ Constructed 500,000 gal elevated storage tank (EST)
- ▶ Newberry recently acquired 10 additional acres



Proposed Acquisition

- ▶ Newberry desires to acquire SRWMD property.
- ▶ Newberry has no plans to change property use.
- ▶ Primary use will always be water production.
- ▶ Recreation is secondary.
- ▶ Seeks to protect its infrastructure investment which exceeds \$1M (2 wells & water treatment facility).
- ▶ Seeks to protect future infrastructure investment (~ \$1.5M for water and recreation facilities).
- ▶ In consideration of the value of a conservation easement over the parcel and adjacent parcels.



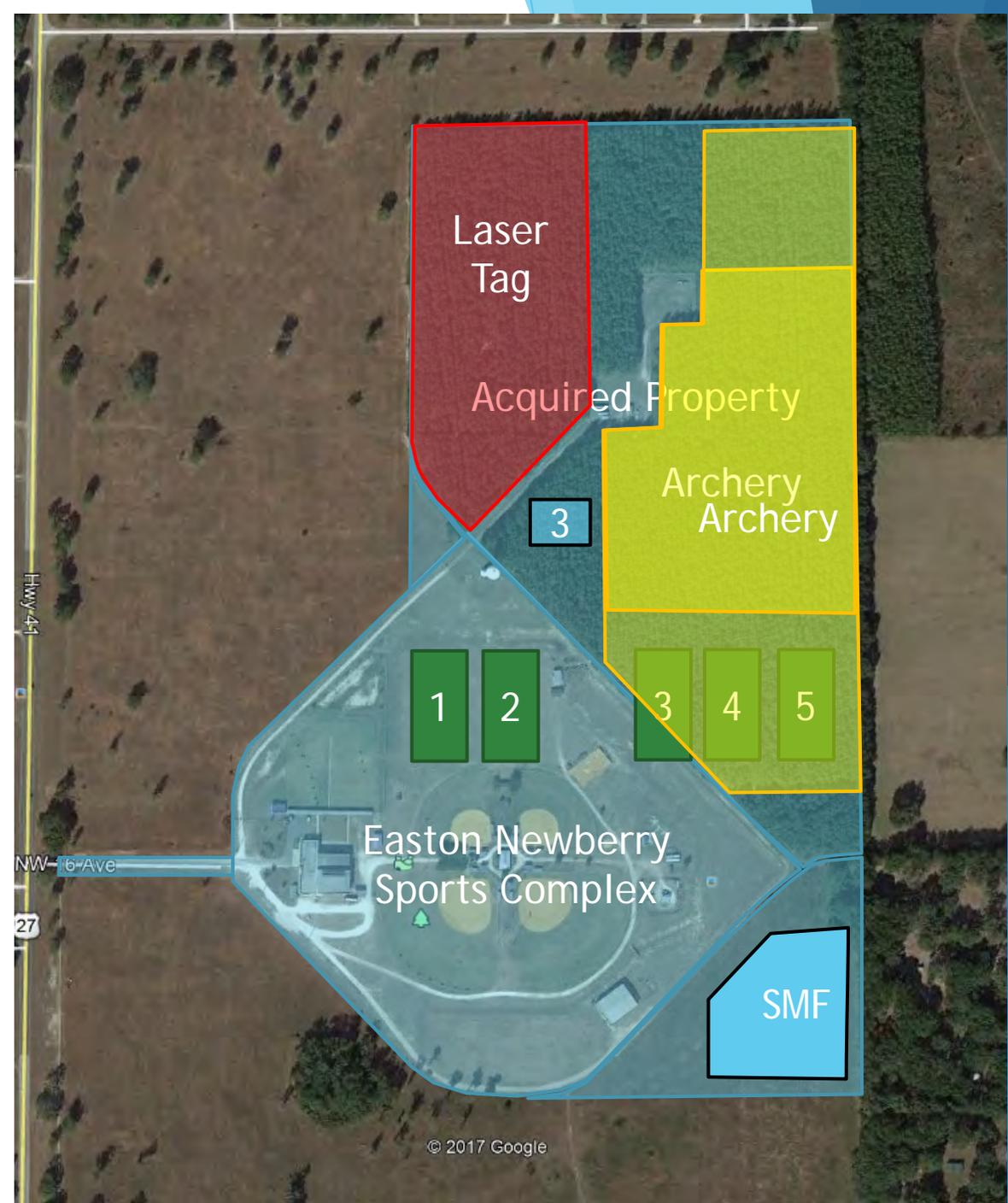
Consideration

- ▶ Lease agreement with Newberry terminates
- ▶ SRWMD property transfers to Newberry
- ▶ Newberry provides a conservation easement over SRWMD parcel plus recently acquired 10 acres
- ▶ Road parcel not covered by conservation easement



Planned Site Enhancements

- ▶ Main Campus: Baseball & Field Sports
 - Multipurpose Fields (football, soccer, lacrosse)
- ▶ SRWMD Property:
 - Laser Tag
 - Field Archery
- ▶ Proposed Enhancements:
 - Multipurpose Fields
 - Stormwater management facility
 - Future potable water well



Questions

?

SUWANNEE RIVER WATER MANAGEMENT DISTRICT

RESOLUTION NO. 2000-61

RESOLUTION APPROVING THE ACQUISITION OF LAND OWNED BY C. L. BRICE, INC., THE EXERCISE OF AN OPTION TO PURCHASE SAID PROPERTY AND THE REQUEST FOR FUNDS FROM THE PRESERVATION 2000 TRUST FUND FOR ACQUISITION OF SAID PROPERTY

WHEREAS, the Suwannee River Water Management District has been offered lands owned by C. L. Brice, Inc., consisting of approximately 60 acres in Alachua County, Florida, a legal description and map of said lands being attached hereto; and

WHEREAS, the purchase price for said lands shall be \$3,500.00 per acre for a total of \$210,000.00; and

WHEREAS, the acquisition is consistent with the five-year plan of acquisition filed with the Legislature and the Florida Department of Environmental Protection and is consistent with Section 373.59, Florida Statutes (F. S.); and

WHEREAS, said lands serve to protect and recharge groundwater and to protect the future water supply of the City of Newberry; and

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

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

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

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

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

WHEREAS, said lands have been appraised by at least one independent real estate appraiser and were approved for acquisition after duly noticed public hearing thereon; and

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

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

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

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

WHEREAS, funds are available for payment of the acquisition costs and associated expenses and fees for said parcel through funds deposited in Preservation 2000 Trust Fund to the credit of the Suwannee River Water Management District;

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

(1) Acquisition of the described lands owned by C. L. Brice, Inc., and their successors or assigns is approved, and the Executive Director is authorized to exercise an option on behalf of the District.

(2) The above statements are hereby certified and declared to be true and correct, and the acquisition of said parcel is hereby further certified to be consistent with this District's plan of acquisition and Section 373.59, F. S.

(3) District hereby requests the Secretary of the Department of Environmental Protection to approve the release of funds from the Preservation 2000 Trust Fund in the sum of approximately \$210,000.00 for land and associated closing costs pending documentation of actual District's direct

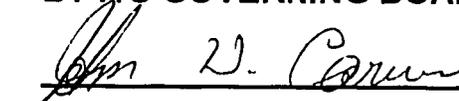
acquisition costs at a time subsequently requested and documented by District to Department.

PASSED AND ADOPTED THIS 9th DAY OF NOVEMBER, 2000, A.D.

DISTRICT

SUWANNEE RIVER WATER MANAGEMENT

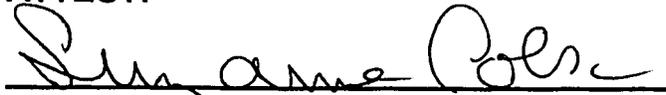
BY ITS GOVERNING BOARD

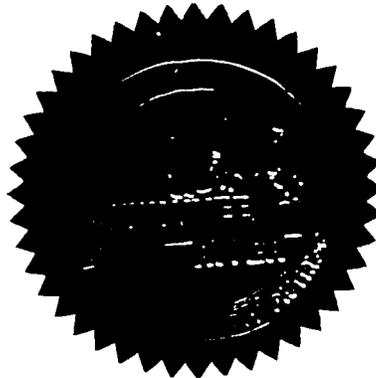


MEMBERS OF THE BOARD:

**JOHN D. CARVER, CHAIRMAN
M. HOWELL WARING, VICE-CHAIRMAN
SUZANNE COLSON, TREASURER
KELBY ANDREWS
DR. C. LINDEN DAVIDSON
DON R. EVERETT, JR.
MACEO HOWELL, JR.
SYLVIA J. TATUM
WILLIAM "DAVID" POPE, III**

ATTEST:

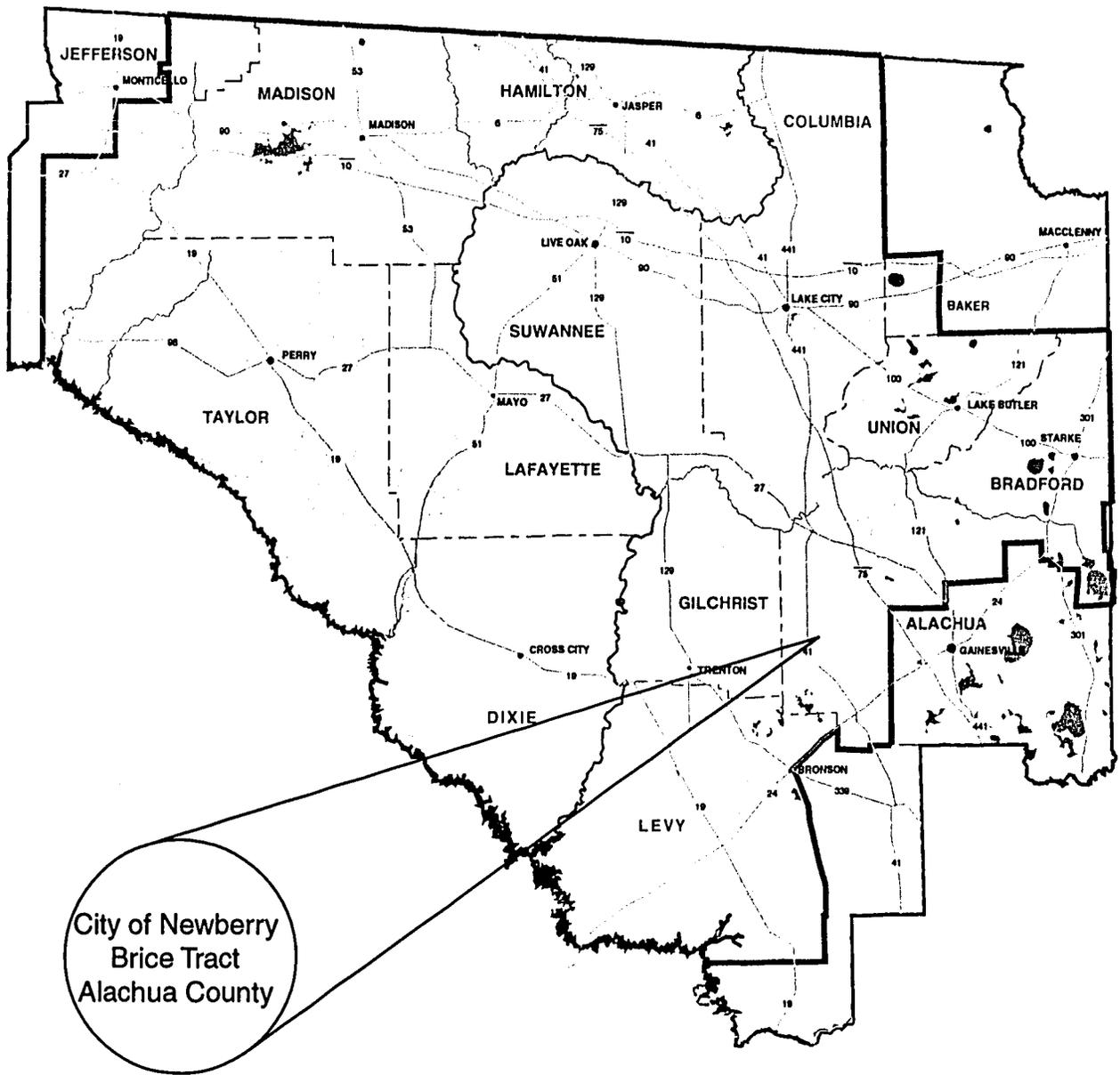




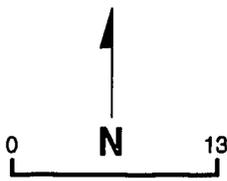
LEGAL DESCRIPTION
Newberry Wellfield/ C. L. Brice Inc.

Section 27, Township 9 South, Range 17 East:

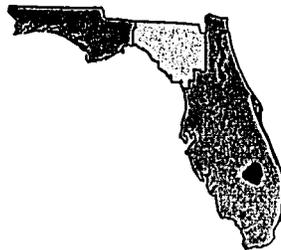
Commencing at the southeast corner of the Southwest 1/4 measure 956 feet north along the east line of the southwest 1/4 to the point of beginning, thence north along the east line of the southwest 1/4 1,434.5 feet, then west 1,822 feet, thence south 1,434.5 feet then east 1,822 feet to the point of beginning.



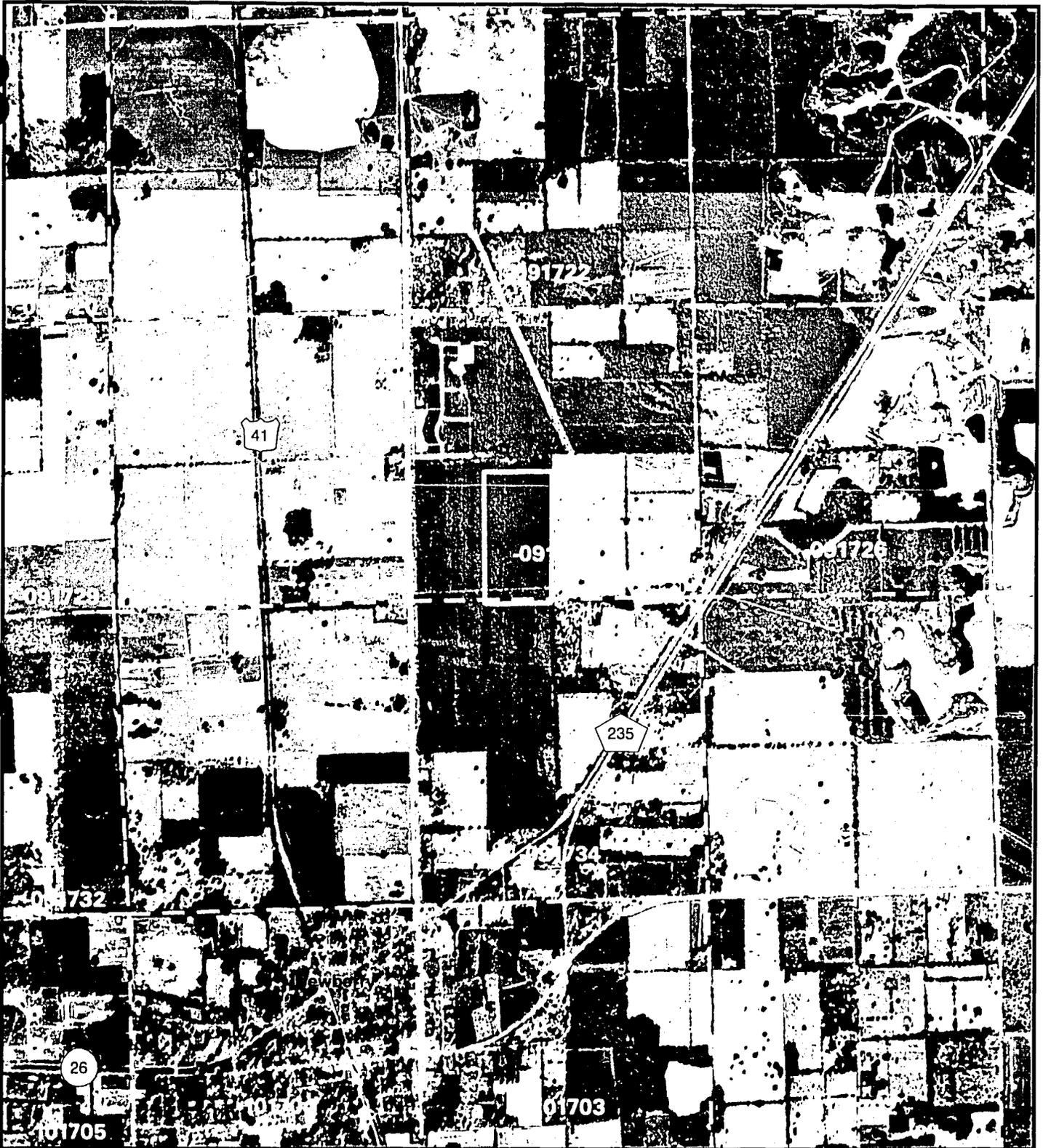
N SRWMD Boundary



Map Scale 1:823,680

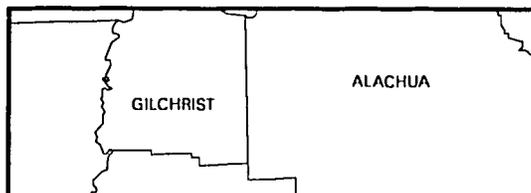
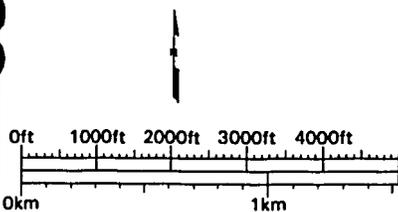


**SUWANNEE
RIVER
WATER
MANAGEMENT
DISTRICT**



-  Brice Tract
-  Newberry Conservation Easement
-  Township, Range, & Section

**C. L. Brice &
Newberry Conservation Easement
Alachua County, FL.**



NOTE: The aerial photography imagery on this map is a U.S. Geological Survey (USGS) Digital Orthophoto Quad (DOQ) and is based on the National Aerial Photography Program (NAPP) photographs of the USGS taken from 1994 through 1996. This map was prepared by the Suwannee River Water Management District (SRWMD) for informational purposes only. SRWMD does not guarantee the quality, accuracy, or suitability for any uses of these data, and no warranty is expressed or implied. More information regarding the data portrayed on this map can be found by contacting the SRWMD at (904) 382-1001.