

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

GoTo Webinar Link: <https://attendee.gotowebinar.com/register/359867273716484112>

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

Open to Public

August 10, 2021
Following Board Meeting

District Headquarters
Live Oak, Florida

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

General Discussion / Updates

None

Land Acquisition / Property Offers

3. Upper Alapaha Tract (Shaffner) – Hamilton County

Conservation Easement Modification Requests

None

Surplus Lands

None

4. Announcements
5. 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: Tim Alexander, Deputy Executive Director, Division of Business and Community Services

DATE: July 23, 2021

RE: Detailed Assessment and Negotiations for the Acquisition of the Upper Alapaha Tract, Hamilton County (Shaffner)

RECOMMENDATION

Authorization to enter into detailed assessment and negotiations for the acquisition of a fee interest of 37 Acres +/-, identified as the Upper Alapaha Tract in Hamilton County, including the authorization to expend an amount not to exceed \$30,000 on initial assessment costs.

BACKGROUND

In April 2021, the District received an offer to sell a fee interest in a parcel of real property located in Hamilton County identified as the Upper Alapaha Tract. The offeror proposed a price of \$3,000 per acre, or \$111,000, which is negotiable and dependent upon appraisals.

The parcel is adjacent to the District-owned Alapahoochee Tract and includes approximately one-half mile of river frontage. The parcel is located within the Eastern Water Supply Planning Area. Approximately 20 acres of the property are located within the 100-year floodplain and approximately 19 acres contain riverine surface water.

After initial staff review, Land Management staff conducted a site visit and determined that the parcel does not present any management issues but does provide some potential future forestry operations as well as conservation benefits to the District. District ownership of the property would increase public recreational access and would protect the property and river front from further development. The tract is accessible via a county-maintained dirt road. The county road also has a bridge that crosses the Alapahoochee River; however, the bridge is not included in the transaction and is not currently used by vehicles, pedestrians or bicyclists.

Staff identified that initial management issues will include determining the appropriate action to take regarding planting or allowing natural regrowth of hardwood on approximately 25 acres that have been recently clear cut. Land Management staff view either option as non-impactful in terms of management needs or costs.

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

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

SCS/rl
Attachments
File #2021-004

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-9.04(1), Florida Administrative Code, requires specific information to initiate the acquisition process.

Applicant Information

Name: William B Shaffner
Address: 1529 NW 9TH DR City: Jennings State: FL Zip: 32053
Phone: 386 855-0994 E-Mail: bradshaffner@yahoo.com
Applicant Signature: [Signature] Date: 4/4/2021

Owner of Record (Owner is Applicant yes no)

Name: William Bradley Shaffner and Sunshine Shaffner
Address: 1529 NW 9TH DR City: Jennings State: FL Zip: 32053
Phone: 386 855-0994 E-Mail: bradshaffner@yahoo.com

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

Owner Signature: [Signature] Date: 4/4/2021
Owner Signature: [Signature] Date: 4.5.21

Property/Project Information

Asking Price (Fee) \$3,000,000 (Conservation Easement):
General Location (address, intersection, etc.) NE Hamilton County
Acreage: 37.00 County: Hamilton
Tax Parcel Number(s): 3868-030
Legal Description: 6A ECT 224 2N 12E 2857C
ALL THAT FRACTIONAL LOT 224 LYING NORTH &
EAST OF ALAPAHACHEE RIVER ORB
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.)

clear

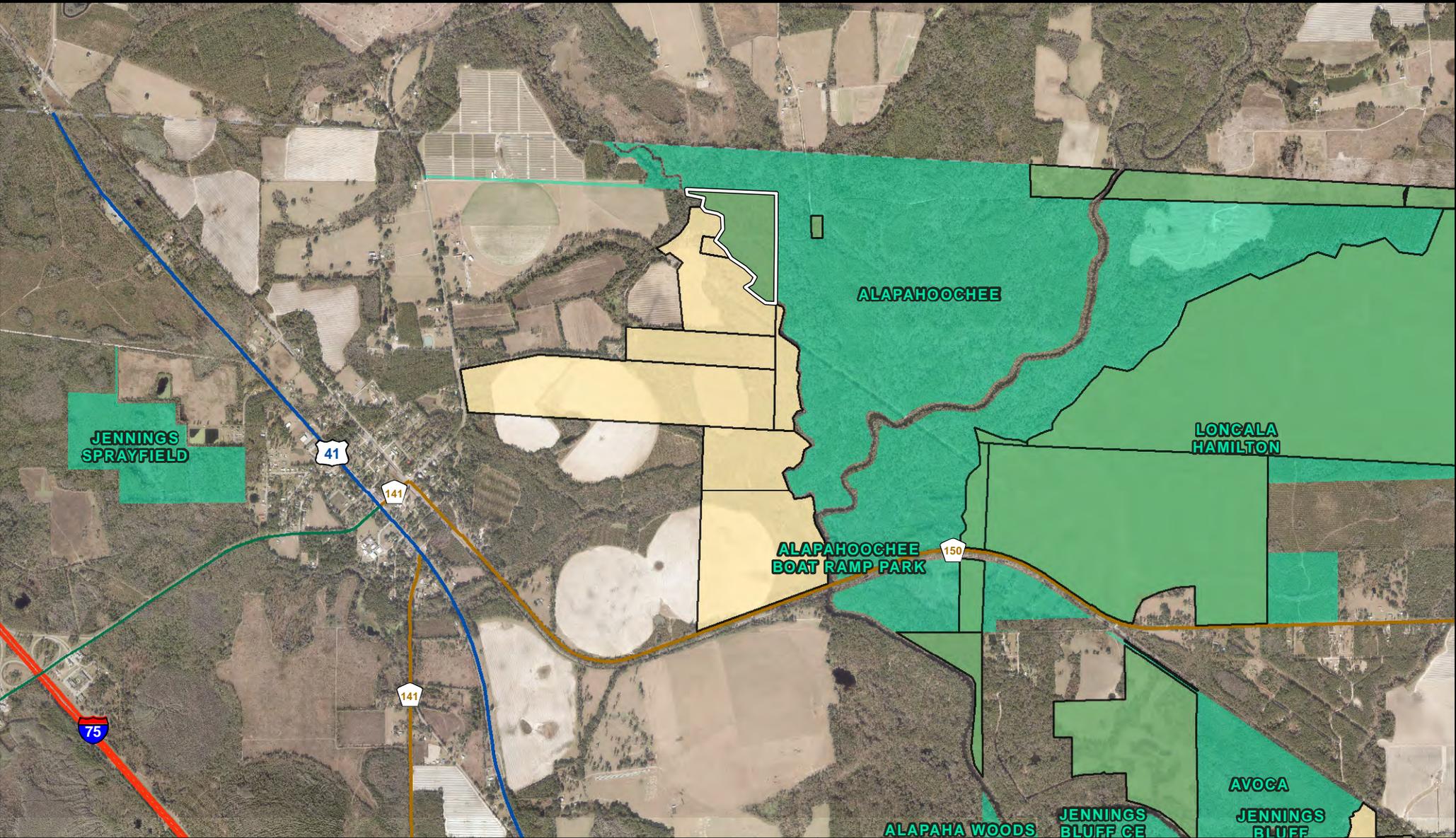
Agreements (Identify any existing purchase agreement, option contract, listing agreement, or any other arrangement or agreement.)

none

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

direct river frontage adjacent to SRMD
upper Alapaha management area



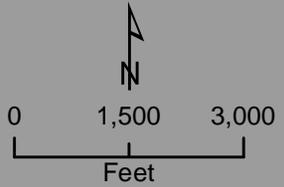


**Upper Alapaha Property
± 37 Ac
Hamilton County**

-  Property Boundary
-  SRWMD Ownership
-  Other Public Ownership

Adjacent Parcels Ranking

-  Primary
-  Secondary

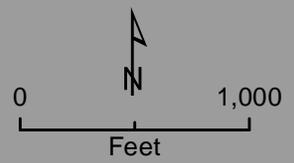
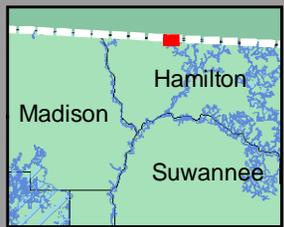


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-  Property Boundary
-  SRWMD Major Rivers
-  Priority 1
-  Priority 2
-  Other
-  Surface Waters (Riverine)

Upper Alapaha Property Property Offer Surface Water Protection

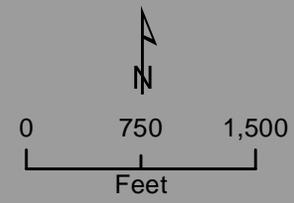
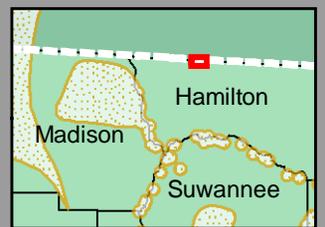


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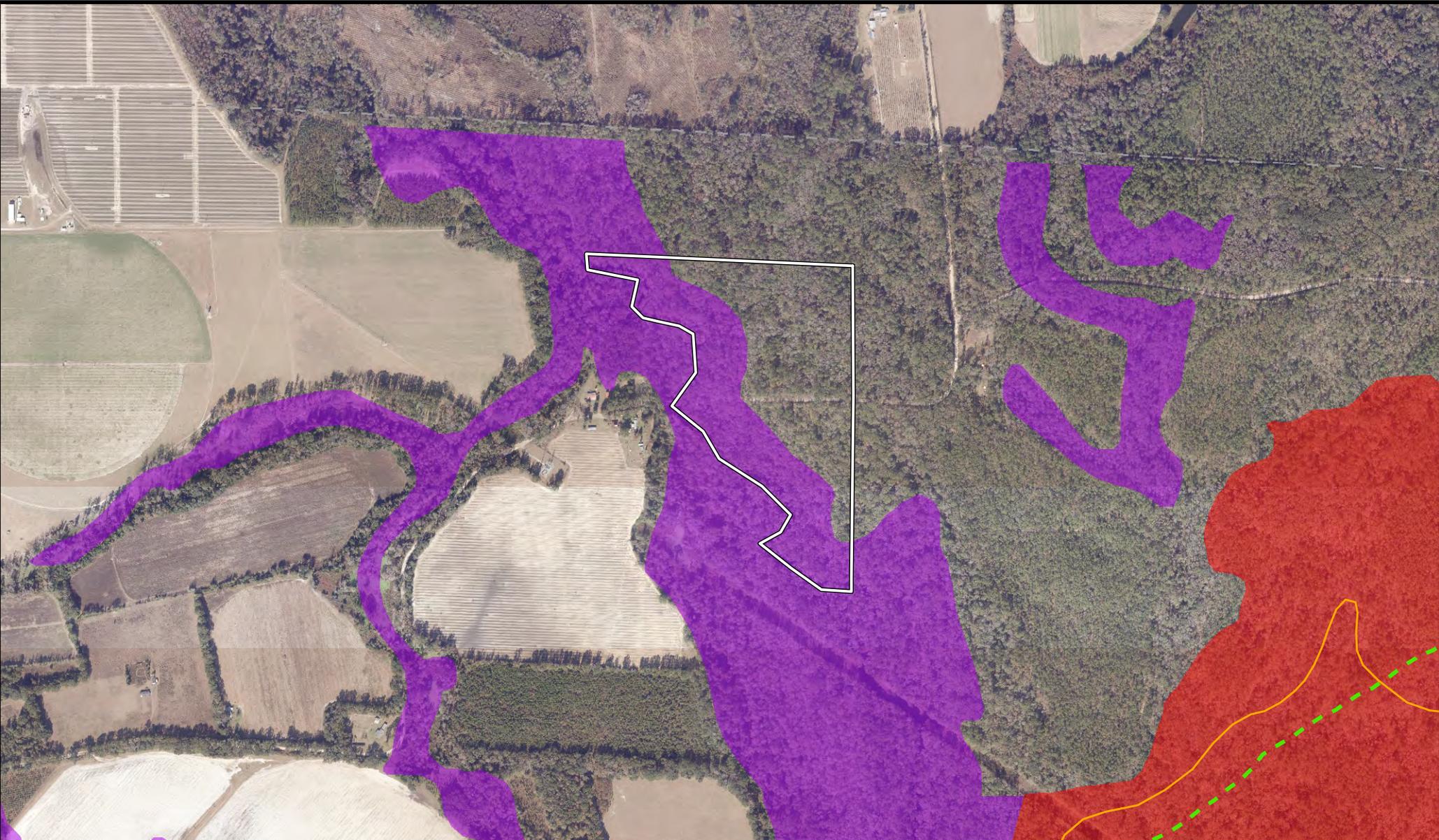


Upper Alapaha Property Property Offer Springs Protection

-  Property Boundary
-  Springs Protection

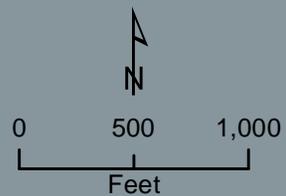
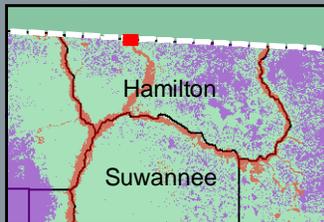


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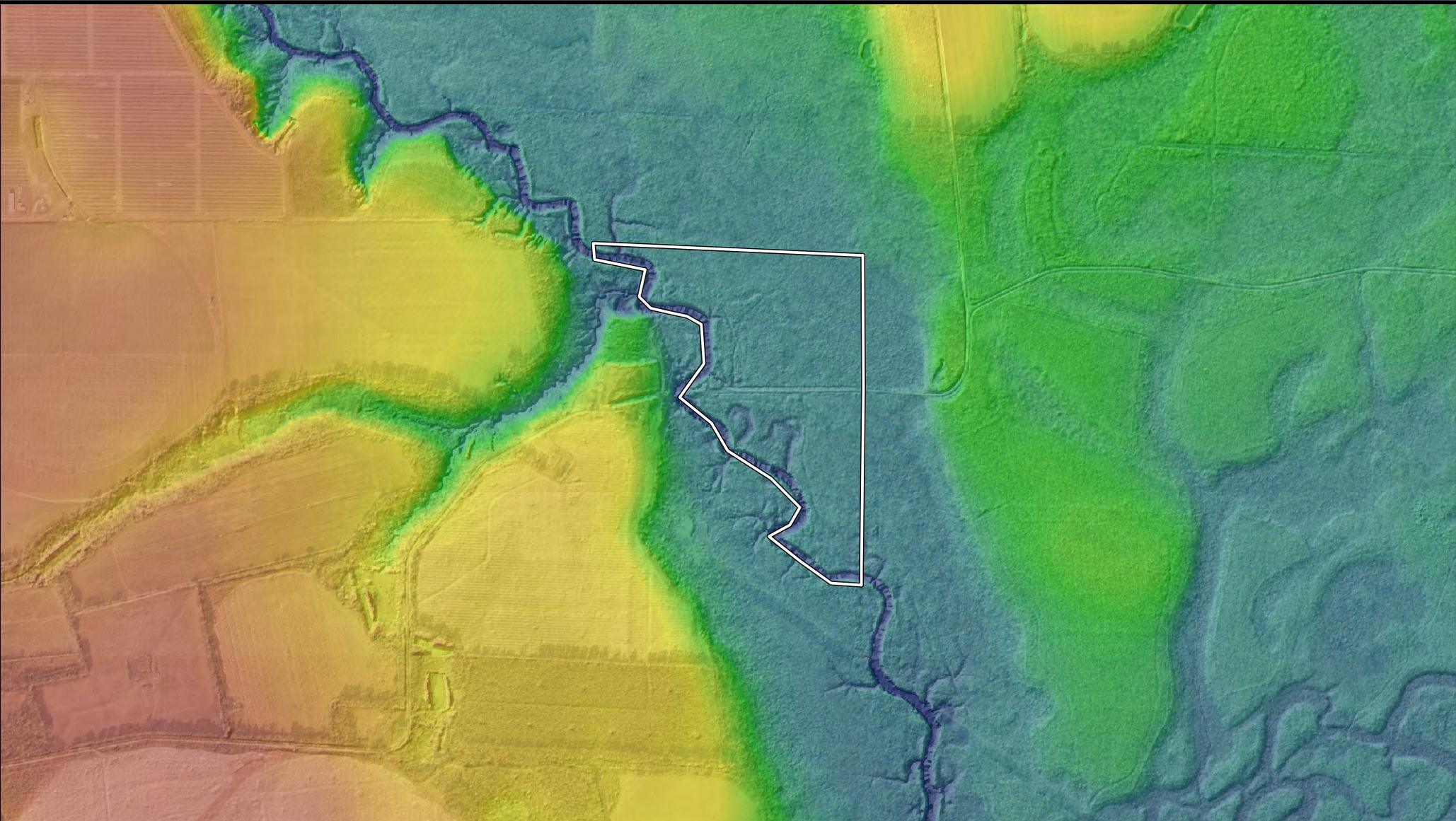


Upper Alapaha Property Property Offer Floodplain Protection

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



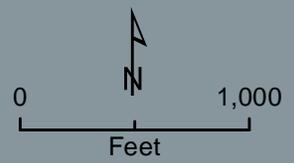
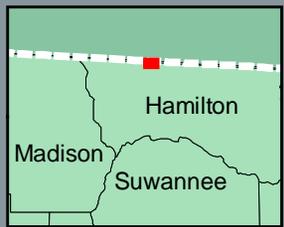
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Upper Alapaha Property Property Offer LIDAR

 Property Boundary
 Bare Earth Elevation

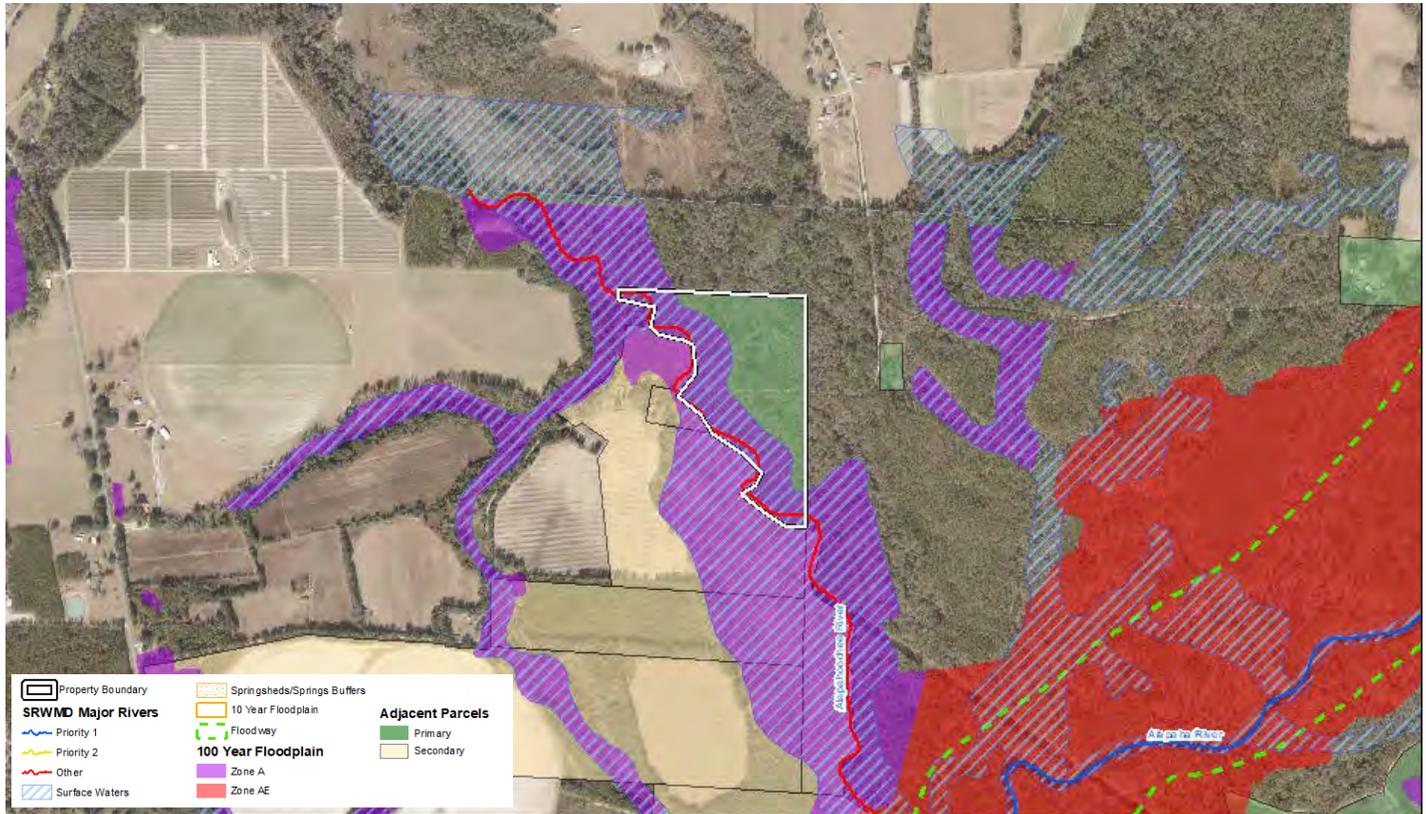
 High : 149
 Low : 66



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SUWANNEE TRIAGE ANALYSIS RESULTS



Property Name: Upper Alapaha Property

Date: 04/08/21

Acreage: ± 37 ac

County: Hamilton

Transaction Type: Acquisition

Florida Forever: No

Surface Water Protection

Major River: (Y) [Alapaha – Priority “Other”]

Riverine Surface Waters: (Y) [± 19.14 ac]

Flood Protection

Floodway: (N)

10 Year Floodplain: (N/A)

100 Year Floodplain: (Y) [19.59 ac]

Springs Protection

Springshed: (N)

Adjacency: (Y) [Primary]

Miscellaneous

PFA: (N)

WSPA: (Y) [Eastern]

BMAP: (N)