

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

GoTo Webinar Link: <https://attendee.gotowebinar.com/register/6183993561581694475>

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

Open to Public

October 12, 2021
Following Board Meeting

District Headquarters
Live Oak, Florida

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

General Discussion / Updates

3. Acquisition and Surplus Staff Review Team – Activity Report

Land Acquisition / Property Offers

4. Bierman Property Exchange, Levy County
5. Alapaha Point (Hickman) Final Approval, Hamilton County

Conservation Easement Modification Requests

None

Surplus Lands

None

6. Announcements
7. Adjournment

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

Definitions:

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

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

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: September 24, 2021

RE: Proposed Exchange, Bierman Property, Levy County

RECOMMENDATION

Authorize staff to enter into a contract for the exchange of 0.49 acres +/- of District-owned land for one acre +/- of privately owned land in Levy County.

BACKGROUND

In June 2021, the District was approached by the Bierman family to address a long-standing issue of an apparent boundary encroachment on land owned by the District adjacent to the Bierman property in Levy County. While not shown on surveys obtained by the District when the District land was acquired or by a subsequent survey obtained by the Bierman's, certain aerial photos, including those on the Levy County Property Appraiser's website show that the Bierman house is encroaching upon the District's property.

District staff and the Bierman family entered into discussions to determine a method to eliminate the perceived encroachment and ultimately determined, after consultation with legal counsel for both parties, that the easiest, most viable solution was a land exchange. Subsequently, in August 2021, Ms. Bierman presented an offer to the District wherein the family will subdivide a one-acre parcel of land that is directly adjacent to District land in the same area and exchange that with the District for the 0.49-acre parcel on which the encroachment appears.

The staff acquisition and surplus review team reviewed the offer and determined that the exchange would be beneficial to the District because the land to be received appears to have a higher conservation value, is likely the same of greater value, and will eliminate future legal issues for the District.

The Bierman family have agreed to absorb the costs of the exchange, including the survey and legal description development of the new one-acre parcel.

A copy of the offer and a LiDAR/location map are attached.

SCS/rl
Attachments
File #2021-006

**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: Tammy Bierman
Address: 10251 SW State Road 24 City: Cedar Key State FL Zip: 32625
Phone: 352-949-5096 E-Mail: tammy_bierman@yahoo.com
Applicant Signature: Tammy Bierman Date: 8/25/21

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: Tammy Bierman Date: 8/25/21
Owner Signature: _____ Date: _____

Property/Project Information

Asking Price (Fee): Exchange (Conservation Easement) : _____
General Location (address, intersection, etc.): 1.00 acre that will run E to W along the southern property line (667.89') and 66.03' N
Acreage: 1.00 County: Levy
Tax Parcel Number(s): 0034100300 (8 Acres)
Legal Description: 16-15-13 0008.00 ACRES TRACT IN W1/2 OF W1/2 OF NW1/4 DB 92 PAGE 218 & OR BOOK 1391 PAGE 765

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.)

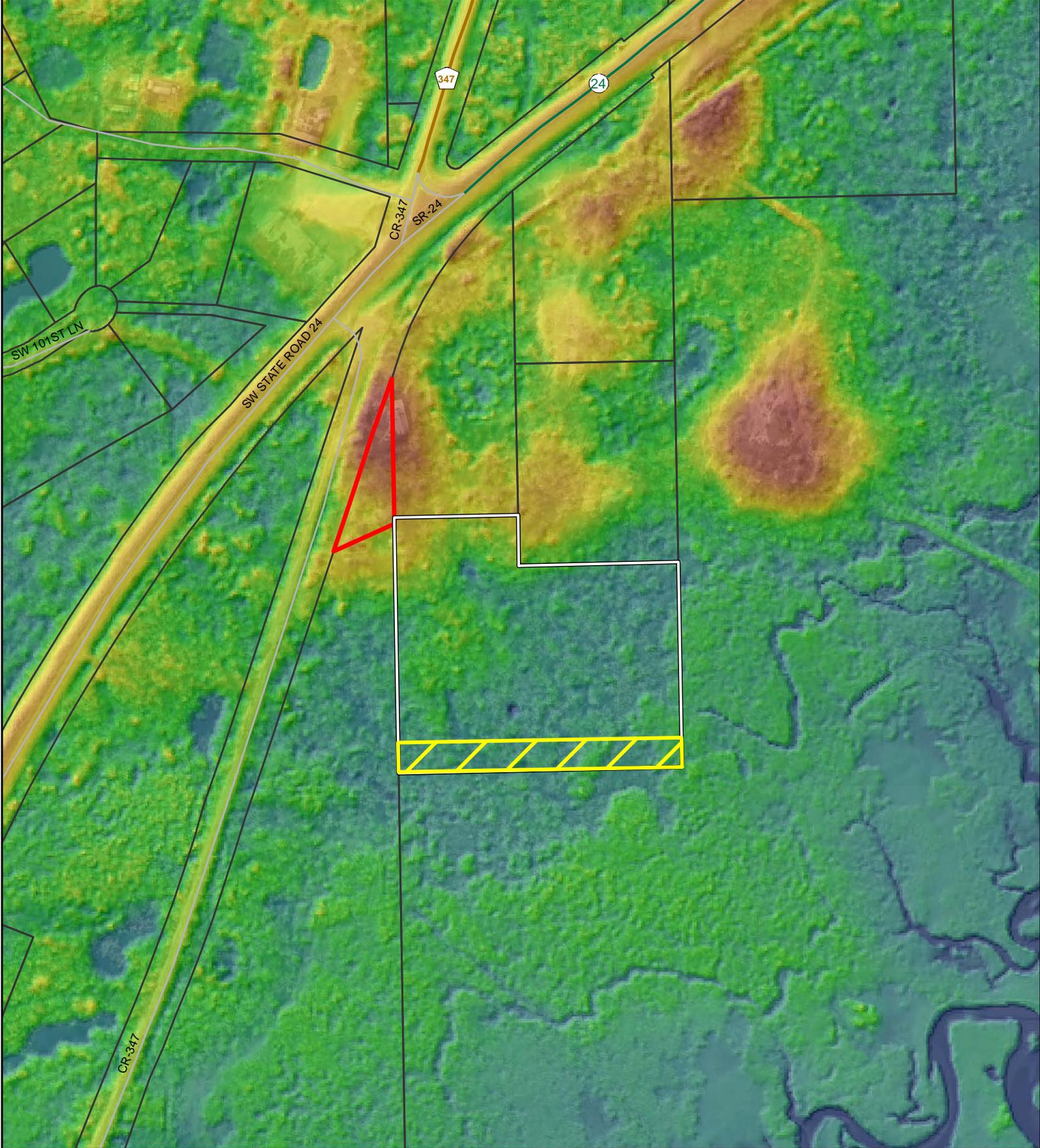
Agreements (Identify any existing purchase agreement, option contract, listing agreement, or any other arrangement or agreement.)

Exchanging the entire .49 acres of Parcel ID 0034500200

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

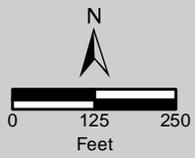
Document included of proposed 1 acre land exchange





-  1 ac Exchange Area
-  Bierman Tract
-  0.49 ac SRWMD Parcel
-  Levy County Parcels

Bierman Exchange



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Map Created on 8/31/2021

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: September 24, 2021
RE: Approval of Acquisition of Alapaha Point Property, Hamilton County

RECOMMENDATION

Approve final acquisition of a 39.8 +/- parcel of real property identified as Alapaha Point Property in Hamilton County for an amount not to exceed \$105,153.

BACKGROUND

In January, 2020, the Governing Board authorized staff to commence detailed assessments and negotiations for the potential acquisition of four parcels of land comprising 39.8 acres +/- located in Hamilton County, Florida. The property is located on the Alapaha River. Purchasing the property will increase protection of the floodplain from future development, will provide Springshed, floodplain, and surface water protections.

Staff acquired an appraisal of the property in April 2020, reflecting a value of \$125,000 and entered into negotiations with the sellers. During the negotiations, the sellers indicated that there may be a title issue and the District paused negotiations while the issue was investigated. After researching the public records, staff determined that the potential issue involved a possible claim of right of way by the Florida Department of Transportation relating to expansion and reconfiguration of the intersection near the property. Staff determined that the intersection had been completed and there are no further claims on the property related to that issue.

After negotiations, a price of \$98,000 was agreed to between the District and the seller. This price is less than 90% of the appraised value of the property. An updated appraisal was obtained on September 17, 2021, which continues to support the original appraised value. A Phase I, Environmental Site Assessment was conducted and found no concerns.

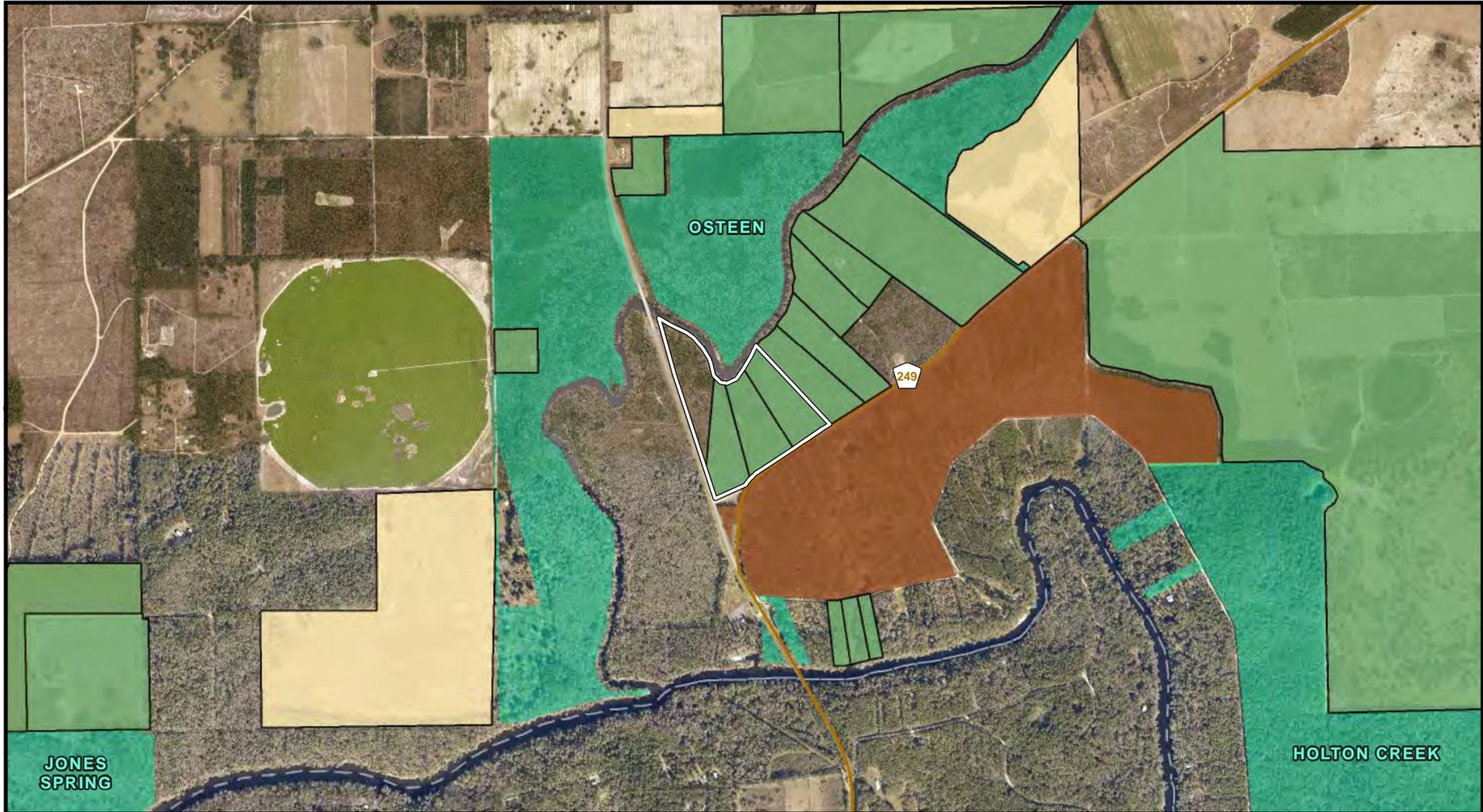
The District has expended a total of \$7,153 in pre-acquisition costs, including the appraisal, updated appraisal and Phase 1 Environmental Site Assessment. The acquisition costs, including pre-acquisition and actual purchase price will total \$105,153, which is below 90% of the appraised value.

The final closing will be subject to evidence of clear and marketable title acceptable to the District and the seller has reserved the right to either correct any title defects at their expense or rescind the agreement to sell.

Staff is requesting that the Lands Committee recommend to the Governing Board that the staff proceed to final closing on the parcel.

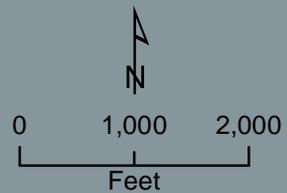
A copy of triage and summary maps are attached.

SCS/rl
Attachments
File #19-017



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

Alapaha Point (Hickman)
 ± 39.8 Ac
 Hamilton County

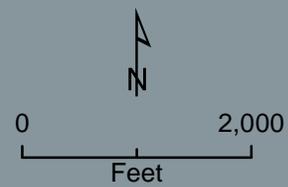


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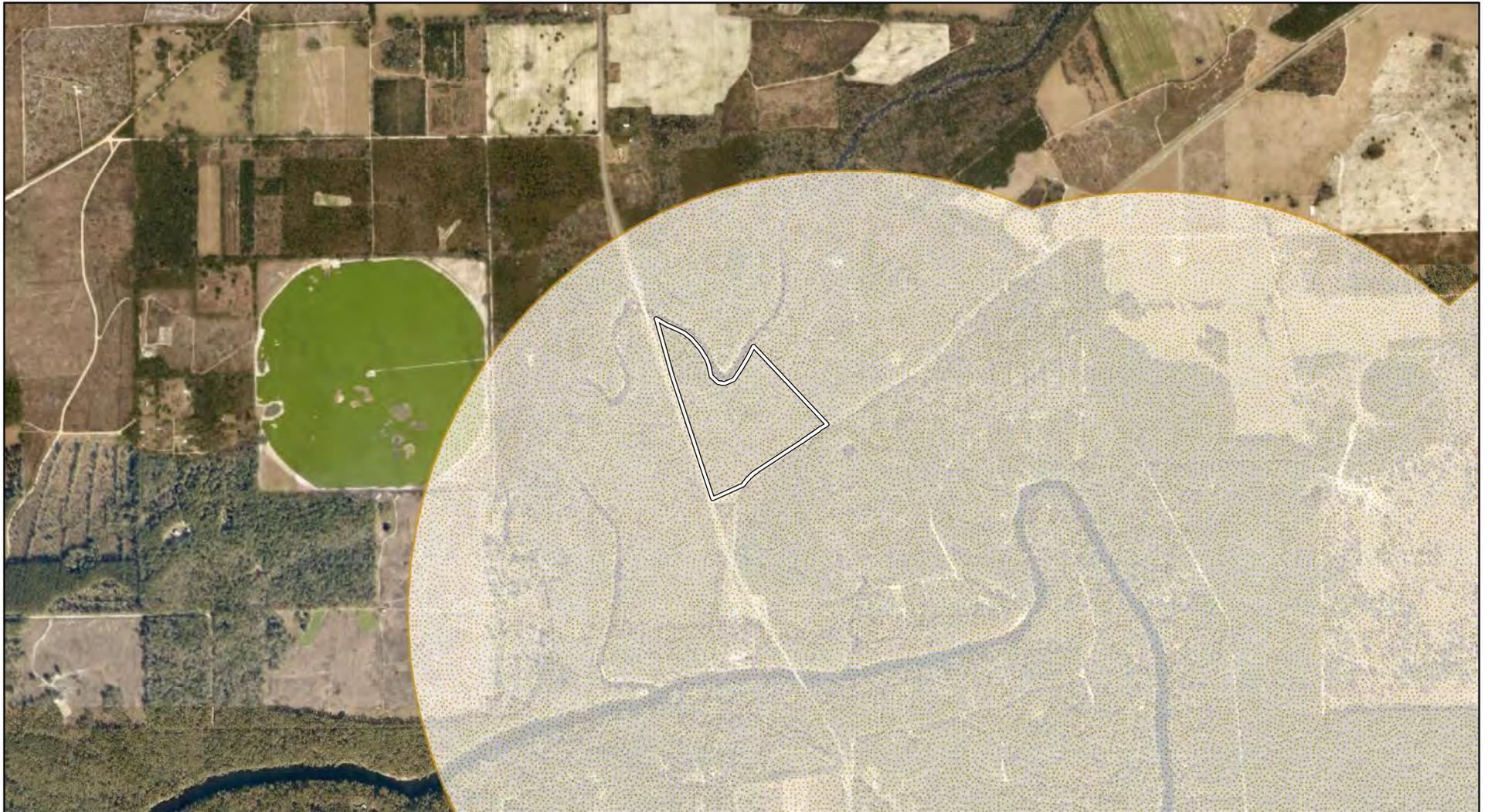


-  Property Boundary
-  Surface Waters (Riverine)
- SRWMD Major Rivers**
-  Priority 1
-  Priority 2
-  Other

**Alapaha Point (Hickman)
Property Offer
Surface Water Protection**

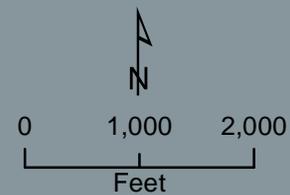
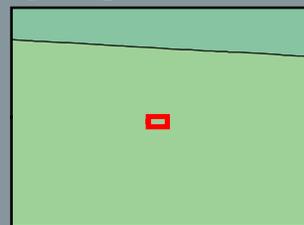


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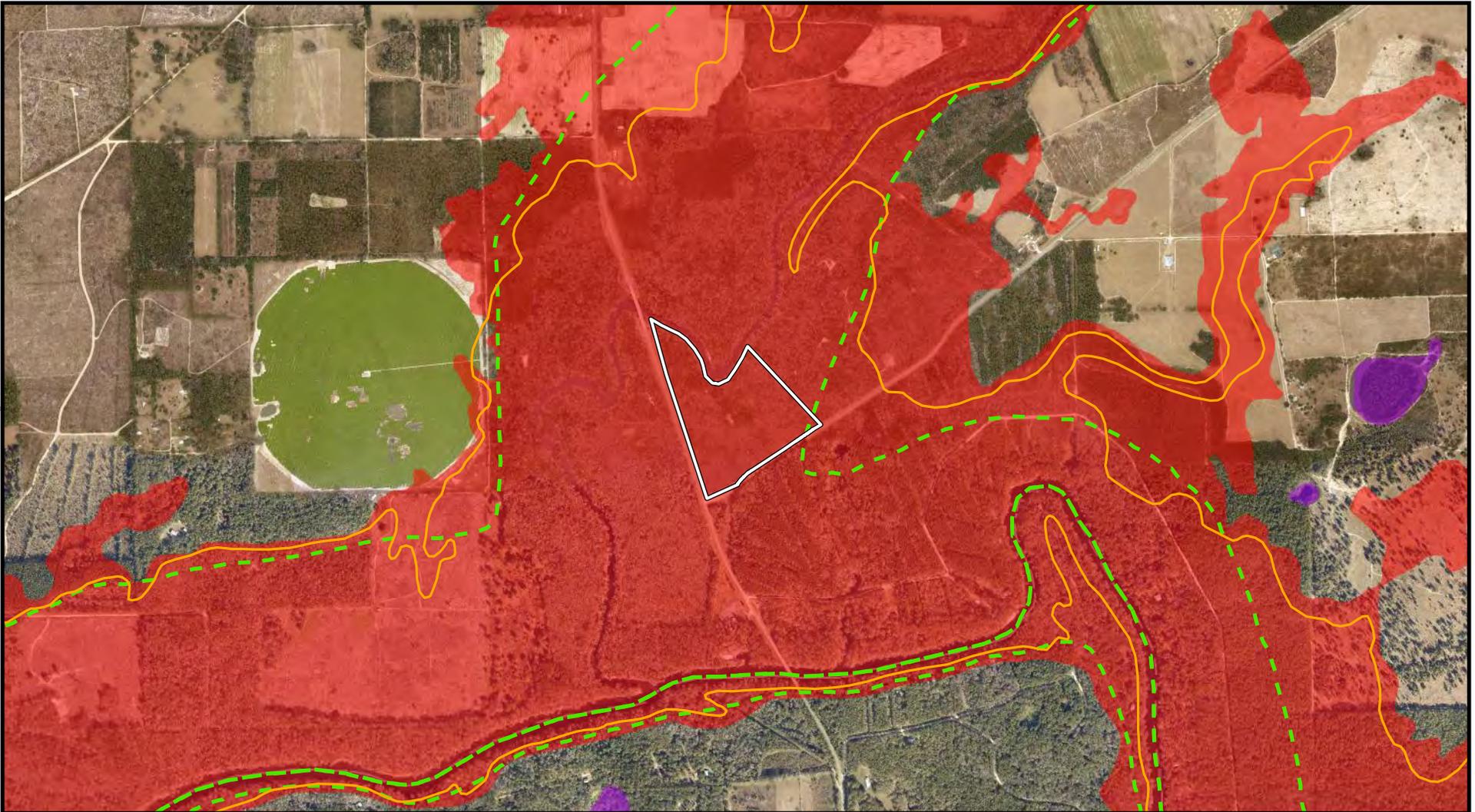


**Alapaha Point (Hickman)
Property Offer
Springs Protection**

-  Property Boundary
-  Springs Protection

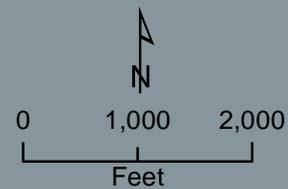


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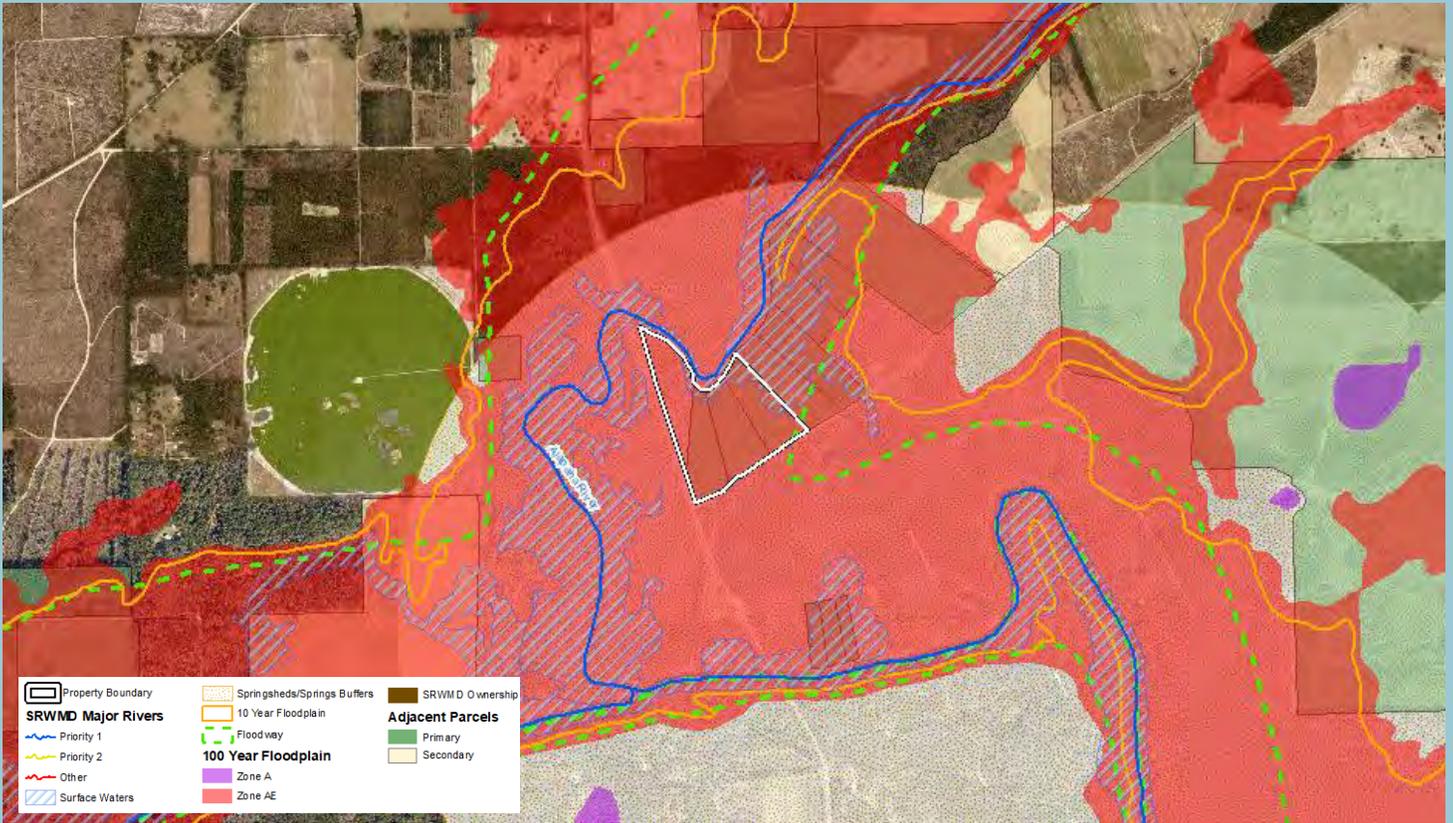
Alapaha Point (Hickman) Property Offer Floodplain Protection

-  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: Alapaha Point
(Hickman)

Acreage: ± 39.8

Transaction Type: Acquisition

Date: 09/12/19

County: Hamilton

Surface Water Protection-

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

Riverine Surface Waters? (Y) [± 5.32 ac]

Springs Protection -

Within Springshed or springs buffers?
(Y) [Springs Buffer] [± 39.8 ac]

Adjacency

(Y) [Priority 1]

Flood Protection-

Floodway? (Y) [± 39.46 ac]

10 Year Floodplain? (Y) [± 39.8 ac]

100 Year Floodplain? (Y) [± 39.8 ac]

Miscellaneous:

PFA? (N)

WRCA? (Y) [Eastern]

BMAP? (N)

