

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

GoTo Webinar Link: <https://attendee.gotowebinar.com/register/593084687099208973>

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

Open to Public

November 9, 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. Adams Aucilla Springs Tract, Madison 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: October 20, 2021

RE: Property Acquisition, Adams Aucilla Springs Tract, Madison County

RECOMMENDATION

Authorize the Executive Director to accept grant funding, should it be awarded, from the Florida Department of Environmental Protection for the acquisition of the Adams Springs Tract in Madison County, authorize the assignment of the name "Adams Aucilla Springs" to the tract, and authorize staff to present the final terms and conditions of the acquisition to the Governing Board.

BACKGROUND

The District reviewed an offer to acquire the parcel in August 2020 and after site visits and discussions with the offeror, the tract size was reduced from 336 +/- acres to the current 231.1 acres +/-.

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 on the parcel, including restoring on-site springs, where possible, and restoring the spring run. 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 has been added to the District's Florida Forever Workplan.

At its regular meeting on April 13, 2021, the Governing Board approved the Lands Committee recommendation to pursue the acquisition through the use of grant funding with no District match. The original grant request includes an acquisition cost of \$1,700,000. Additional funding includes a request for \$250,000 for restoration and in-kind and cash contributions from Tall Timbers Research, Inc. The grant request was submitted to the Florida Department of Environmental Protection (FDEP).

Tall Timbers has acquired one appraisal and has a second appraisal pending. Additionally, a satisfactory Phase 1 Environmental Site Assessment was previously acquired on the property and is being updated at the request of and at the expense of Tall Timbers. Tall Timbers has a pending, unexecuted option contract for a purchase amount of \$2,200,000. The price is less than 90% of the appraised value.

Recognizing that the requested grant funding was not sufficient to fund the acquisition at that price, District staff met to discuss methods for reaching the amount. Staff recommended that FDEP be asked to reallocate the \$250,000 in restoration funds towards acquisition. Staff maintained its recommendation that there be no District funds used to make up the remaining shortfall of \$250,000. District staff subsequently requested that FDEP reallocate the \$250,000 from the restoration portion of the grant request to the acquisition and that FDEP increase the acquisition funds by an additional \$250,000.

If FDEP amends the grant application, as requested, the acquisition will be fully funded by the grant funds. Tall Timbers agreed to provide up to \$100,000 match for restoration.

The offeror has requested that, as part of the sale, the District identify the tract as the “Adams Aucilla Springs” tract and District staff is recommending that the Lands Committee recommend approval to the Governing Board.

The proposed option contract also contains a provision permitting the seller to remain in residence on the property for a period not to exceed 12 months from the date of closing. Staff and District Legal Counsel are engaged in negotiations on this item, including the valuation of such tenancy and the legal protections required.

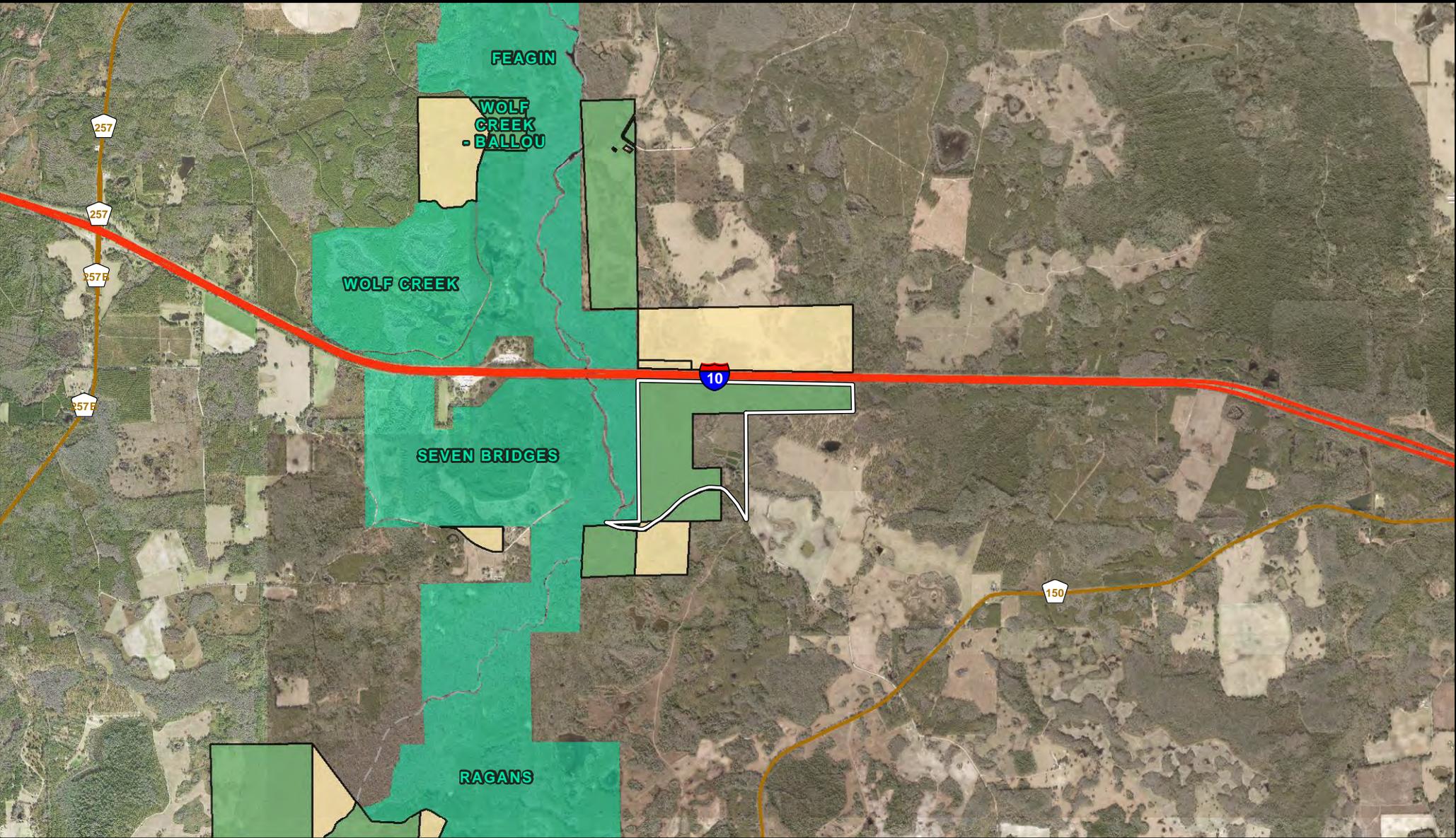
The offeror is requesting to close this transaction prior to December 31, 2021. In order to achieve that date, given the remaining contingencies, District staff is requesting authority to submit the final terms and conditions of the acquisition directly to the Governing Board at its December meeting.

The following contingencies will need to be completed before the matter can be submitted to the Governing Board;

- Completion of a second appraisal by an FDEP qualified appraiser;
- Satisfactory completion of an updated, Phase 1, Environmental Site Assessment;
- Successful negotiation of the terms and conditions of the option contract to be assigned to the District;
- Amendment to and award of the FDEP Grant in an amount sufficient to secure the acquisition without cost to the District;
- Successful negotiation of a contract with Tall Timbers for dedication of funding for the restoration project; and
- Clear and marketable title from the offeror.

The triage, LiDAR and summary maps are attached.

SCS/rl
Attachments
File #2020-013

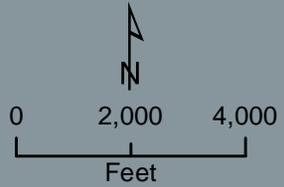
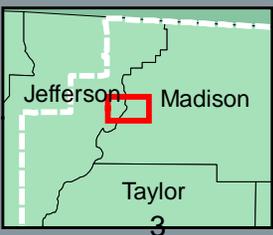


-  Property Boundary
-  SRWMD Ownership
-  Other Public Ownership

Adjacent Parcels Ranking

-  Primary
-  Secondary

**Adams Property
± 231.1 Ac
Madison County**

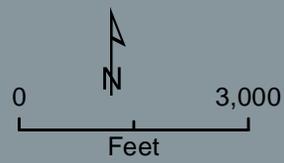
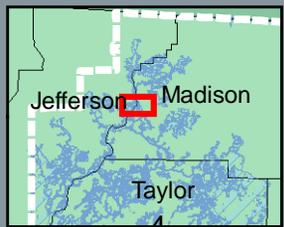


Note: This map was created by the Suwannee River Water Management District (SRWMD) to be used for planning purposes only. SRWMD shall not be held liable for any injury or damage caused by the use of data distributed as a public records request regardless of their use or application. SRWMD does not guarantee the accuracy, or suitability for any use of these data, and no warranty is expressed or implied. For more information please contact the SRWMD at 386-362-1001. Map Created 12/28/2020



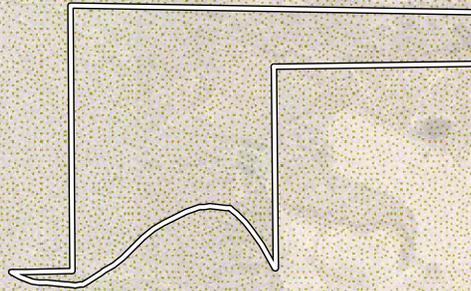
-  Property Boundary
-  SRWMD Major Rivers
-  Priority 1
-  Priority 2
-  Other
-  Surface Waters (Riverine)

Adams Property Property Offer Surface Water Protection



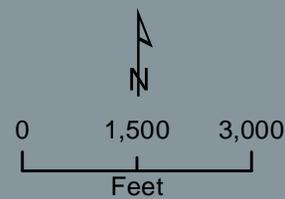
Note: This map was created by the Suwannee River Water Management District (SRWMD) to be used for planning purposes only. SRWMD shall not be held liable for any injury or damage caused by the use of data distributed as a public records request regardless of their use or application. SRWMD does not guarantee the accuracy, or suitability for any use of these data, and no warranty is expressed or implied. For more information please contact the SRWMD at 386-362-1001. Map Created 12/28/2020

Wacissa Springshed

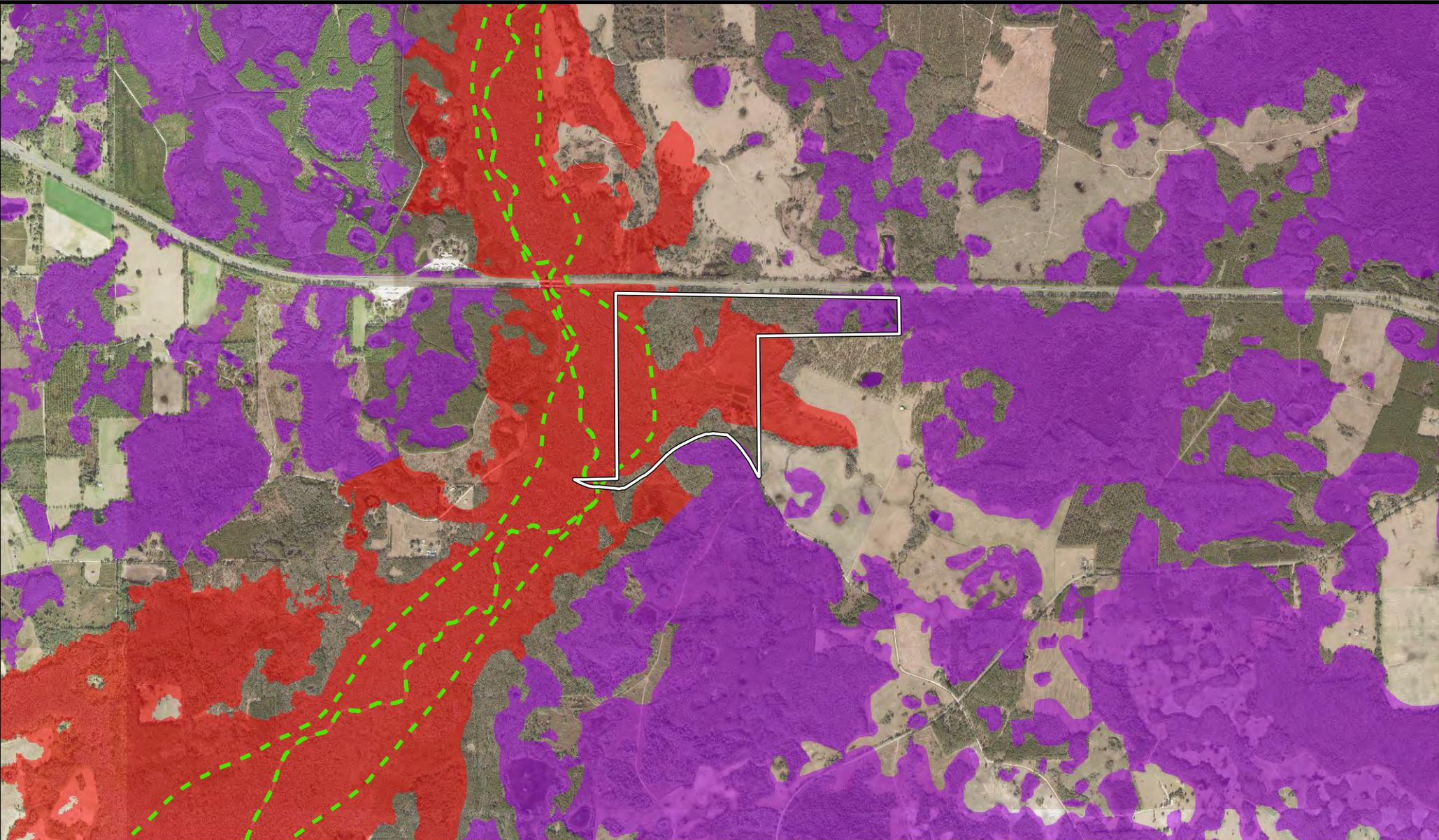


Adams Property Property Offer Springs Protection

-  Property Boundary
-  Springs Protection

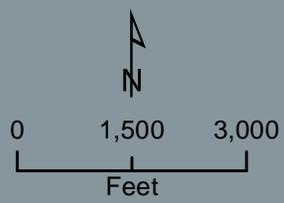
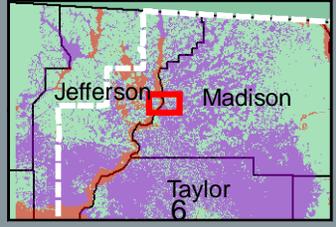


Note: This map was created by the Suwannee River Water Management District (SRWMD) to be used for planning purposes only. SRWMD shall not be held liable for any injury or damage caused by the use of data distributed as a public records request regardless of their use or application. SRWMD does not guarantee the accuracy, or suitability for any use of these data, and no warranty is expressed or implied. For more information please contact the SRWMD at 386-362-1001. Map Created 12/28/2020

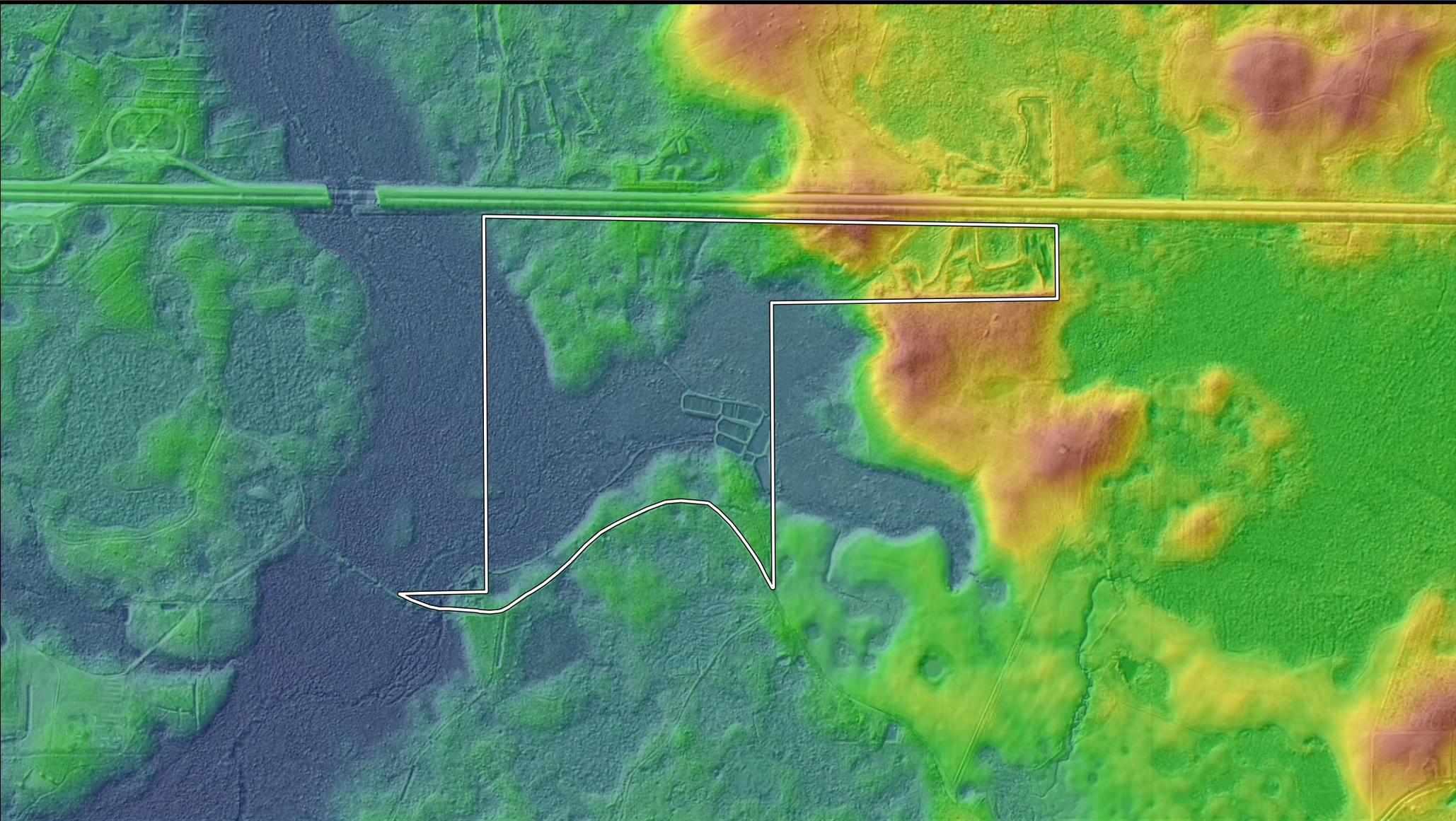


Adams Property Property Offer Floodplain Protection

-  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 12/28/2020

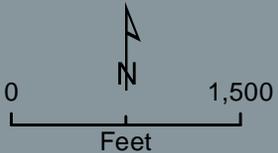
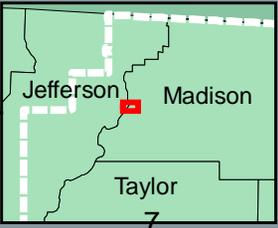


Adams Property Property Offer LIDAR

 Property Boundary

Bare Earth Elevation

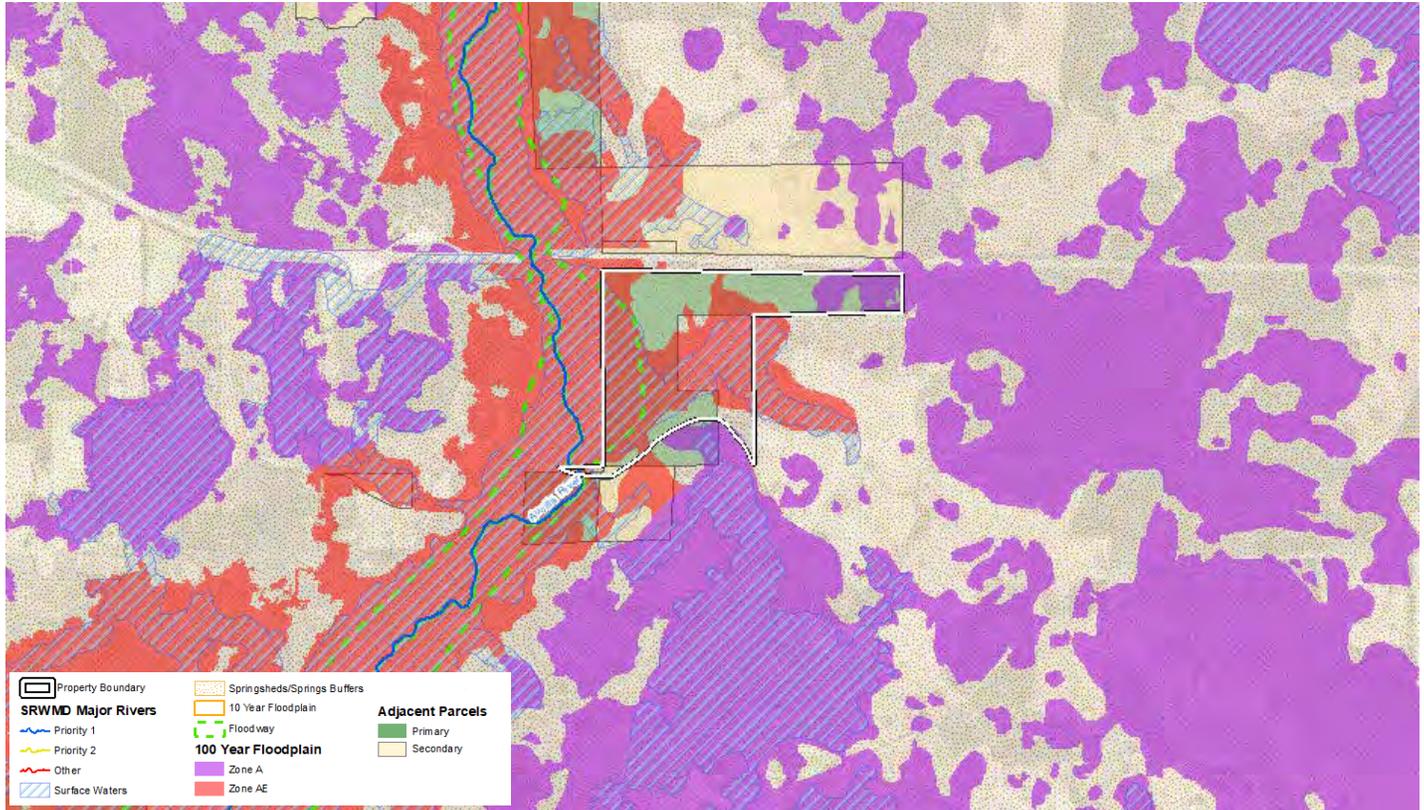
 High : 120.888
 Low : 64.351



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