

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

GoTo Webinar Link: <https://attendee.gotowebinar.com/register/5837478076009331728>

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

Open to Public

January 11, 2022
Following Board Meeting

District Headquarters
Live Oak, Florida

1. Call to Order / Committee Roll Call

2. Public Comments

General Discussion / Updates

3. Update on Surplus Lands Process

Easement Requests

4. FDOT Temporary Easement for Bridge Construction (Aucilla River) – Jefferson/Taylor Counties

Land Acquisition / Property Offers

5. Right of First Refusal, Carter Estate Conservation Easement – Columbia County

6. Final Exchange for Timber River Parcel, Riverbend Estates – Madison/Dixie Counties

Conservation Easement Modification Requests

None

Surplus Lands

None

7. Announcements

8. 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, Business and Community Services

DATE: December 29, 2021

RE: Temporary Construction Easement for Florida Department of Transportation, Jefferson and Taylor Counties

RECOMMENDATION

Recommend to the Governing Board to enter into negotiations for the granting of a temporary construction easement over 0.16 acre +/- on District-owned land located in Jefferson and Taylor counties, without compensation.

BACKGROUND

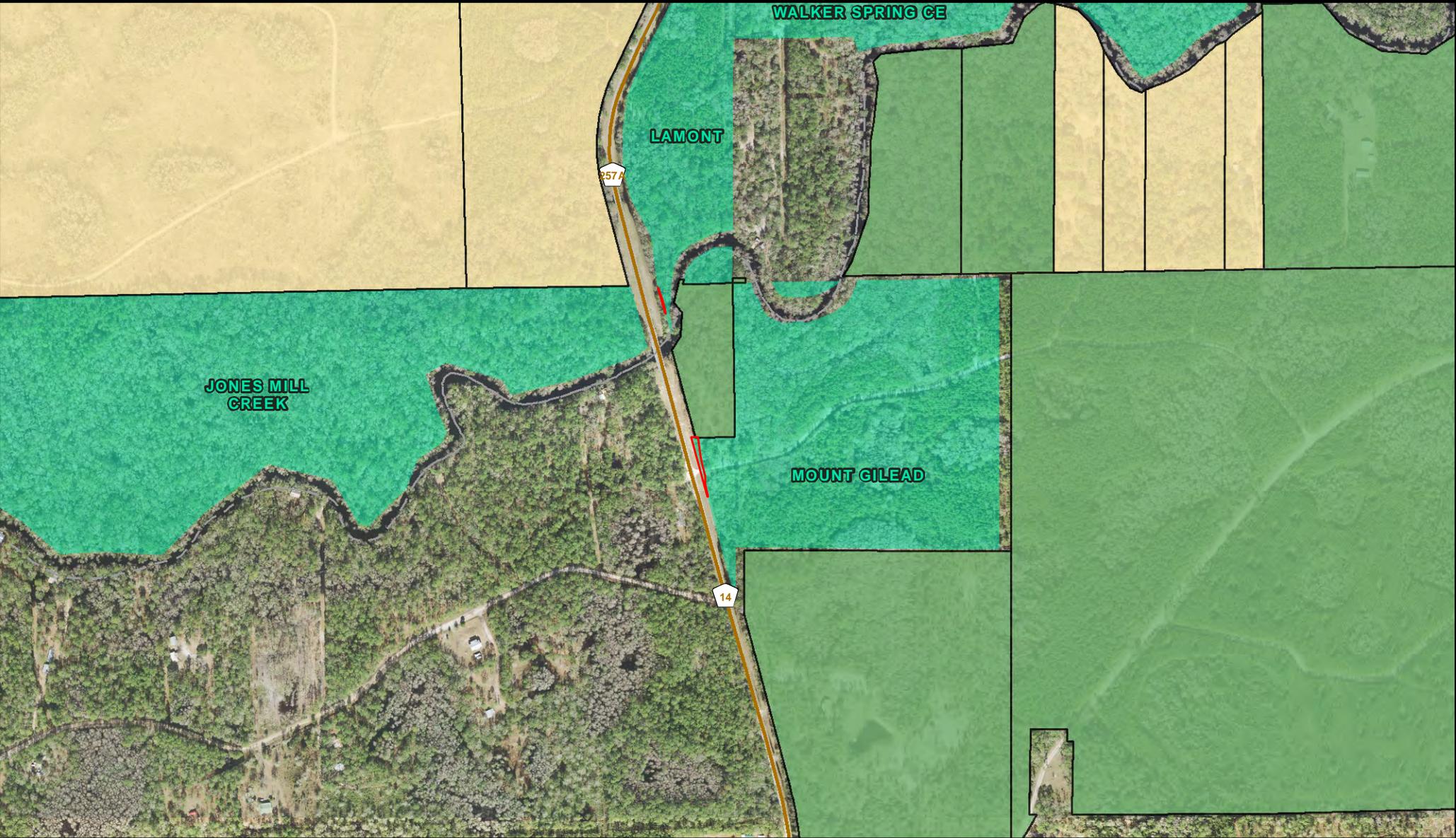
In October 2021, staff received a letter, proposed easement, and surveys from the Florida Department of Transportation (FDOT) requesting that the District grant a temporary construction easement over 0.16 acres +/- of District-owned lands. The tracts involved are part of the Mount Gilead (Jefferson County) and Lamont (Taylor County) tracts. FDOT is planning a replacement project for the bridge that crosses the Aucilla River on County Road 257A/14. FDOT will utilize the temporary easement as part of a temporary bridge structure that will allow continued traffic flow through the construction period.

Staff reviewed the proposal and is recommending the District grant the easement, without compensation, assuring the agreement provides protections for the restoration of the easement area upon termination. The beginning date of the project and the termination date of the easement are undetermined.

Based upon prior performance of FDOT in a similar arrangement, staff is confident District land will not be permanently altered or damaged by the proposed action.

A context map and LiDAR map for the parcels are attached.

SCS/rl
Attachments
File #008-00579

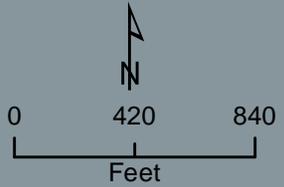
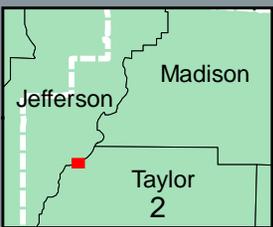


**FDOT Proposed Easement
± 0.13 Ac
Taylor County**

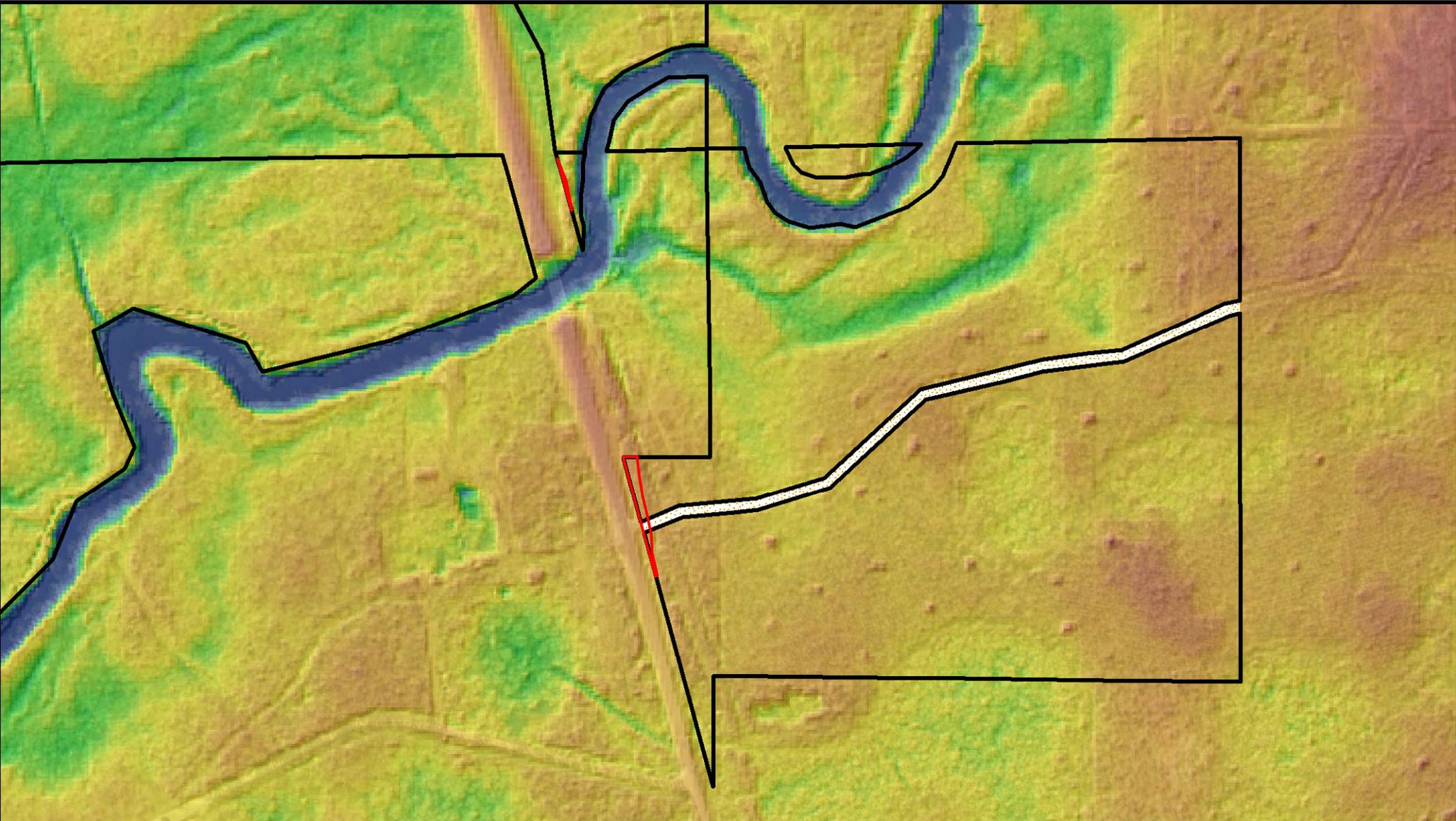
-  FDOT Proposed Easement Boundary
-  SRWMD Ownership
-  Other Public Ownership

Adjacent Parcels Ranking

-  Primary
-  Secondary



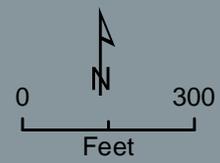
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-  FDOT Proposed Easement Boundary
-  SRWMD Ownership and Easements
-  FEE
-  FEE W/ UTILITY; BURIED UTILITY



FDOT Proposed Easement Property Offer LIDAR



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SUWANNEE RIVER WATER MANAGEMENT DISTRICT

MEMORANDUM

TO: Lands Committee

FROM: Stephen Schroeder, Chief, Office of Administration

THRU: Tim Alexander, Deputy Executive Director, Business and Community Services

DATE: December 29, 2021

RE: Decline Right of First Refusal on Carter Estate Conservation Easement, Columbia County

RECOMMENDATION

Recommend to the Governing Board to decline to exercise the right of first refusal on the Carter Estate Conservation Easement in Columbia County.

BACKGROUND

The District acquired a conservation easement over land located in northern Columbia County consisting of 575 acres +/- in September 2007. Among the terms of the conservation easement is a right of first refusal for the District in the event the land is offered for sale and the fee owner receives a bona fide offer. The land was subsequently sold to Mr. David Hinson. On November 18, 2021, Mr. Hinson advised the District that he had received a bona fide, cash offer to acquire the property in the amount of \$1,520,000, with a closing scheduled for March 16, 2022, and requested that the District advise if it wished to exercise its right of first refusal.

Staff reviewed the letter and the property and is recommending that the District decline to exercise the right of first refusal for this sale. Staff found no increased benefit to the District owning the fee over the current restrictions contained in the conservation easement.

A copy of the letter from Mr. Hinson, context map and LiDAR map are attached.

SCS/rl
Attachements
File #020-00033 (CE)
File #05-014 (LA)

David Hinson
345 Sisco Road
Pomona Park, FL 32181

November 18, 2021

Mr. Stephen Schroeder
Chief of Office of Administration
Suwannee River Water Management District
9225 CR 49
Live Oak, FL 32060

Re: Carter Estate Conservation Easement Tract 2, SRWMD Right of First Refusal

Dear Mr. Schroeder:

By written contract on November 16, 2021, I have received a bona fide offer of \$1,520,000.00 for the above referenced property. This is a cash offer with the closing to take place on or before March 16, 2022. As required by paragraph 22 of the CE, I am making the District aware of this offer and requesting that the District make a decision whether or not to exercise its Right of First Refusal at this price and, if District declines to exercise its right to purchase, make that effective until the closing date above.

Thank you very much for your attention to this matter. If you have any questions, please do not hesitate to contact me.

Respectfully,

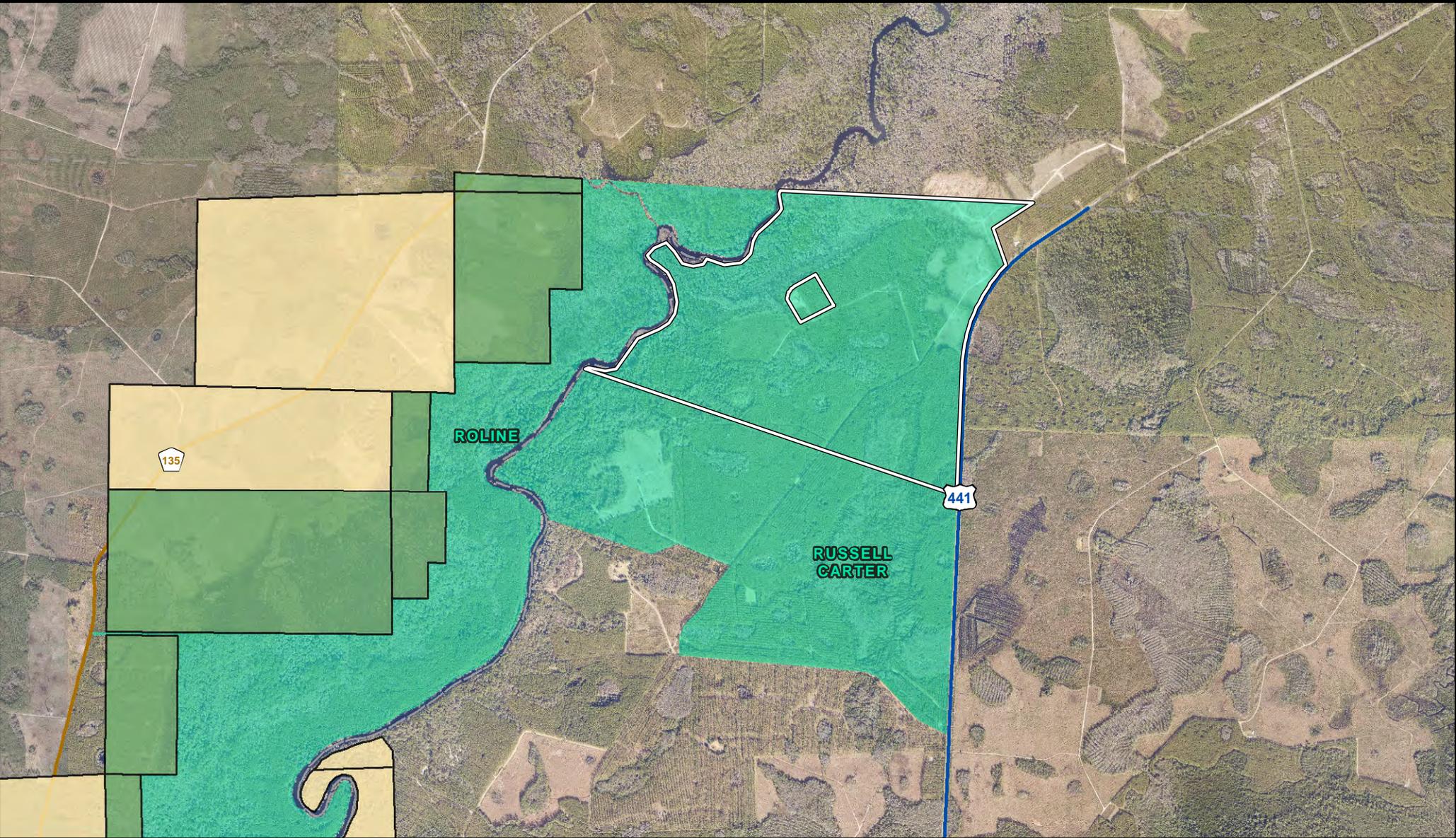


David Hinson

RECEIVED

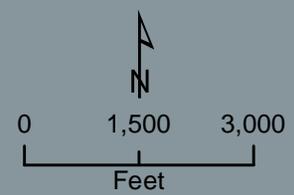
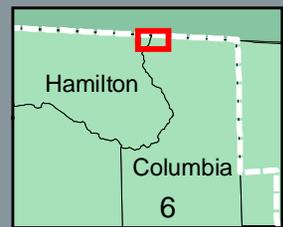
NOV 18 2021

SUWANNEE RIVER WATER
MANAGEMENT DISTRICT

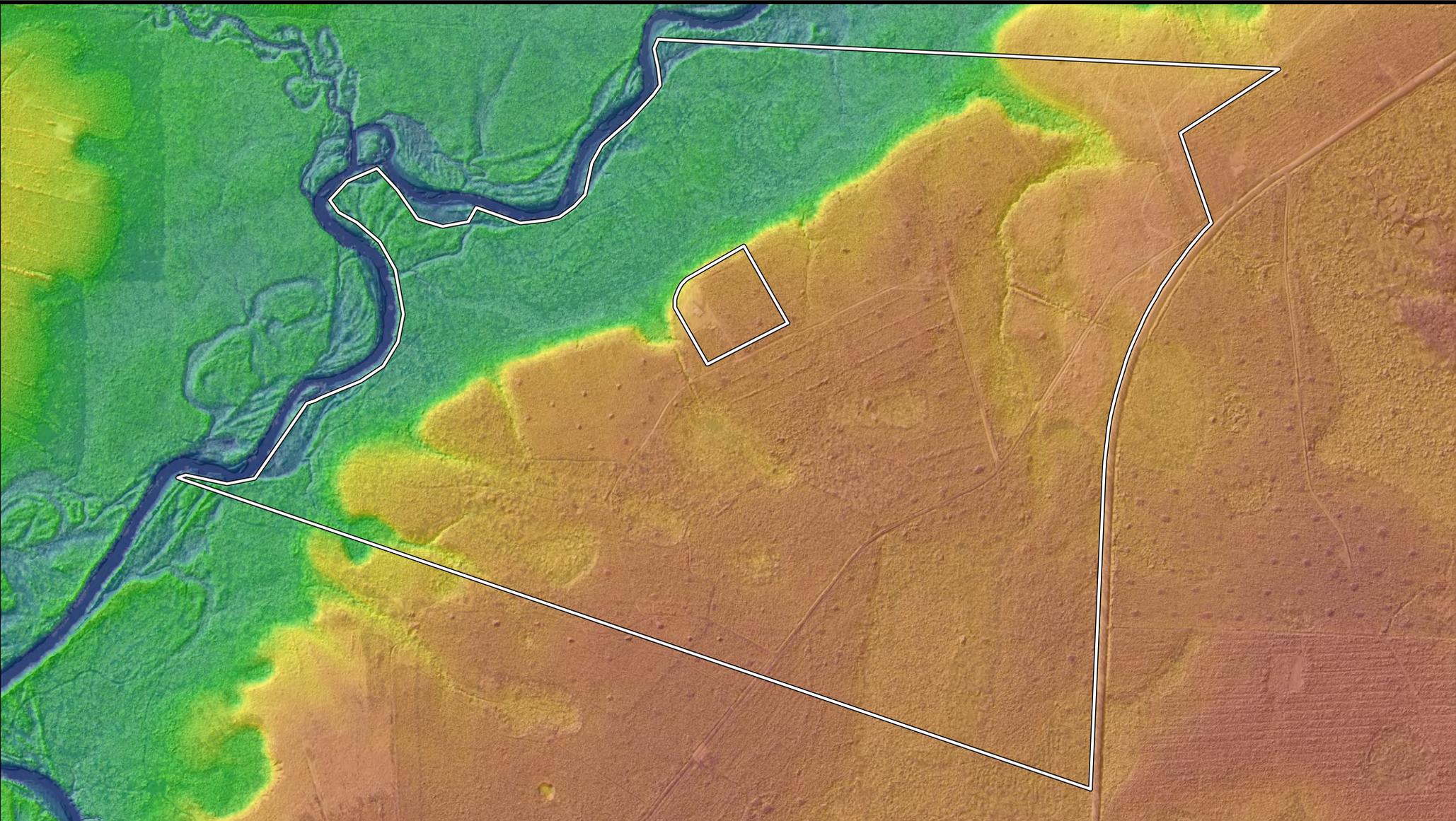


-  Property Boundary
 -  SRWMD Ownership
 -  Other Public Ownership
- Adjacent Parcels Ranking**
-  Primary
 -  Secondary

Carter CE
± 575 Ac
Columbia County



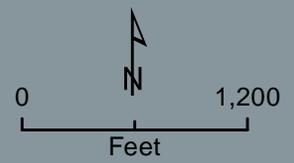
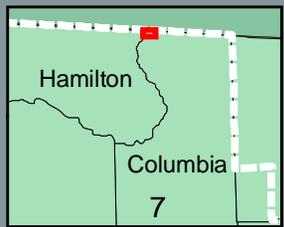
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 Property Boundary

Bare Earth Elevation
 High : 133.234
 Low : 77.54

Carter CE Property Offer LIDAR



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SUWANNEE RIVER WATER MANAGEMENT DISTRICT

MEMORANDUM

TO: Lands Committee
FROM: Stephen Schroeder, Chief, Office of Administration
THRU: Tim Alexander, Deputy Executive Director, Business and Community Services
DATE: December 20, 2021
RE: Final Exchange for Timber River Parcel, Riverbend Estates, Madison/Dixie Counties

RECOMMENDATION

Recommend to the Governing Board the approval of the final exchange transaction whereby the District will receive fee title to a 1.1 +/- acre parcel of real property in Riverbend Estates in Dixie County in exchange for a previously surplused 1.42 acre +/- parcel located in Madison County, known as Timber River Parcel.

BACKGROUND

In July 2020, the Governing Board authorized staff to enter into detailed assessments and negotiations for the acquisition of a 1.1 acre +/- parcel of real property located in Dixie County identified as Riverbend Estates. The parcel abuts two parcels currently owned by the District, is within the Fanning Springs springshed, and is within the floodway and floodplain. The acquisition of the parcel would protect from further development within the floodway and would add to springs protection. Acquisition will also improve public access to existing District lands and increase recreational opportunities.

During negotiations with the sellers, it was agreed the seller would accept a previously surplused parcel located in Madison County, identified as the Timber River Parcel. This parcel consists of 1.42 acres +/- . Staff has received a satisfactory Phase 1, Environment Site Assessment on the property and both parcels have been appraised at or near the same value.

District staff reviewed the exchange proposal and determined the Riverbend property provides greater conservation value to the District than the Timber River property, which has previously been determined to have no conservation value for the District.

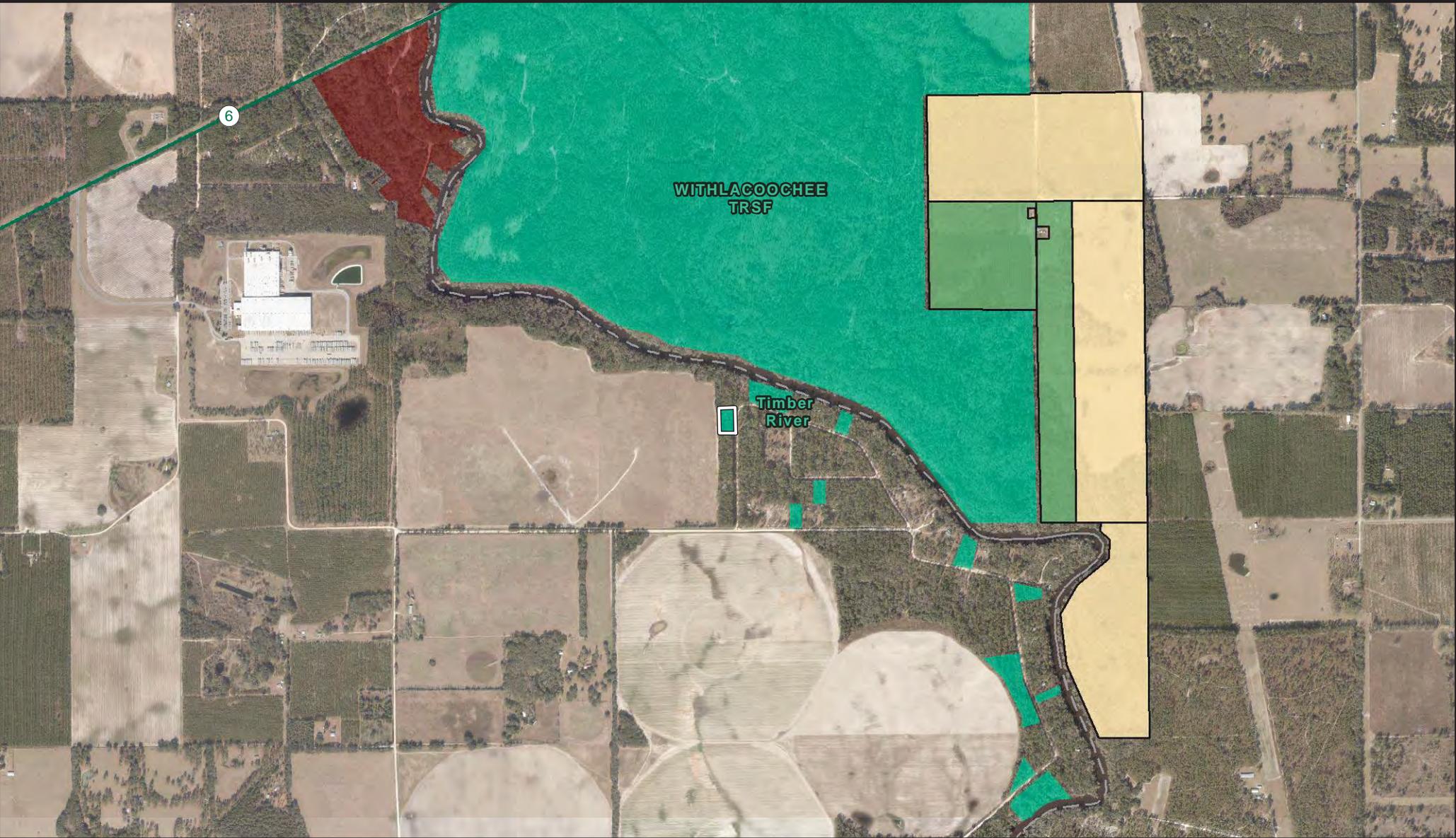
Florida Statute 373.089(4) provides that:

The governing board of a district may exchange lands, or interests or rights in lands, owned by, or lands, or interests or rights in lands, for which title is otherwise vested in, the district for other lands, or interests or rights in lands, within the state owned by any person. The governing board shall fix the terms and conditions of any such exchange and may pay or receive any sum of money that the board considers necessary to equalize the values of exchanged properties. Land, or interests or rights in land, acquired under former s. 373.59, Florida Statutes 2014, may be exchanged only for lands, or interests or rights in lands, that otherwise meet the requirements of that section for acquisition.

The Timber River parcel was not purchased with funds provided under former Chapter 373.59 Florida Statutes, the "P-2000" bond program, but was acquired with Save our River funds.

Location and summary maps of the Timber River parcel and triage and summary maps of the Riverbend property are attached.

SCS/rl
Attachments
File #2020-005

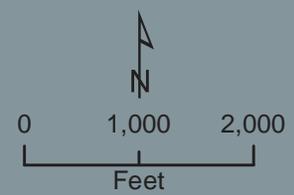


-  Property Boundary
-  SRWMD Ownership
-  Other Public Ownership

Adjacent Parcels Ranking

-  Primary
-  Secondary

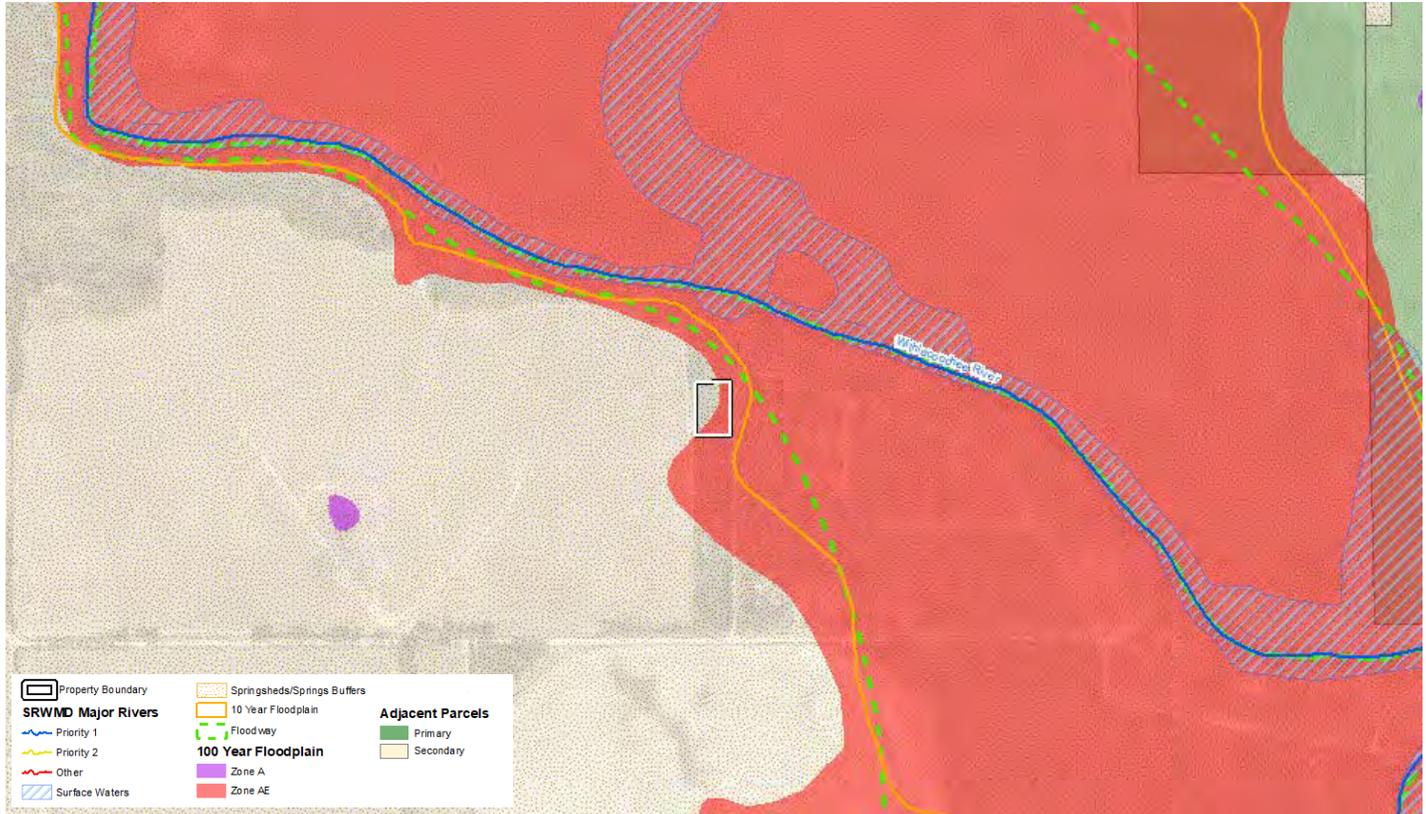
**Timber River
± 1.42 Ac
Madison County**



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SUWANNEE TRIAGE ANALYSIS RESULTS



Property Name: Timber River

Date: 07/09/2020

Acreage: ± 1.42 ac

County: Madison

Transaction Type: Surplus

Florida Forever: No

Surface Water Protection

Major River: (N)

Riverine Surface Waters: (N)

Flood Protection

Floodway: (N)

10 Year Floodplain: (N)

100 Year Floodplain: (Y) [± 0.7 ac]

Springs Protection

Springshed: (Y) [Springs buffer - Pot Spring] [± 1.42 ac]

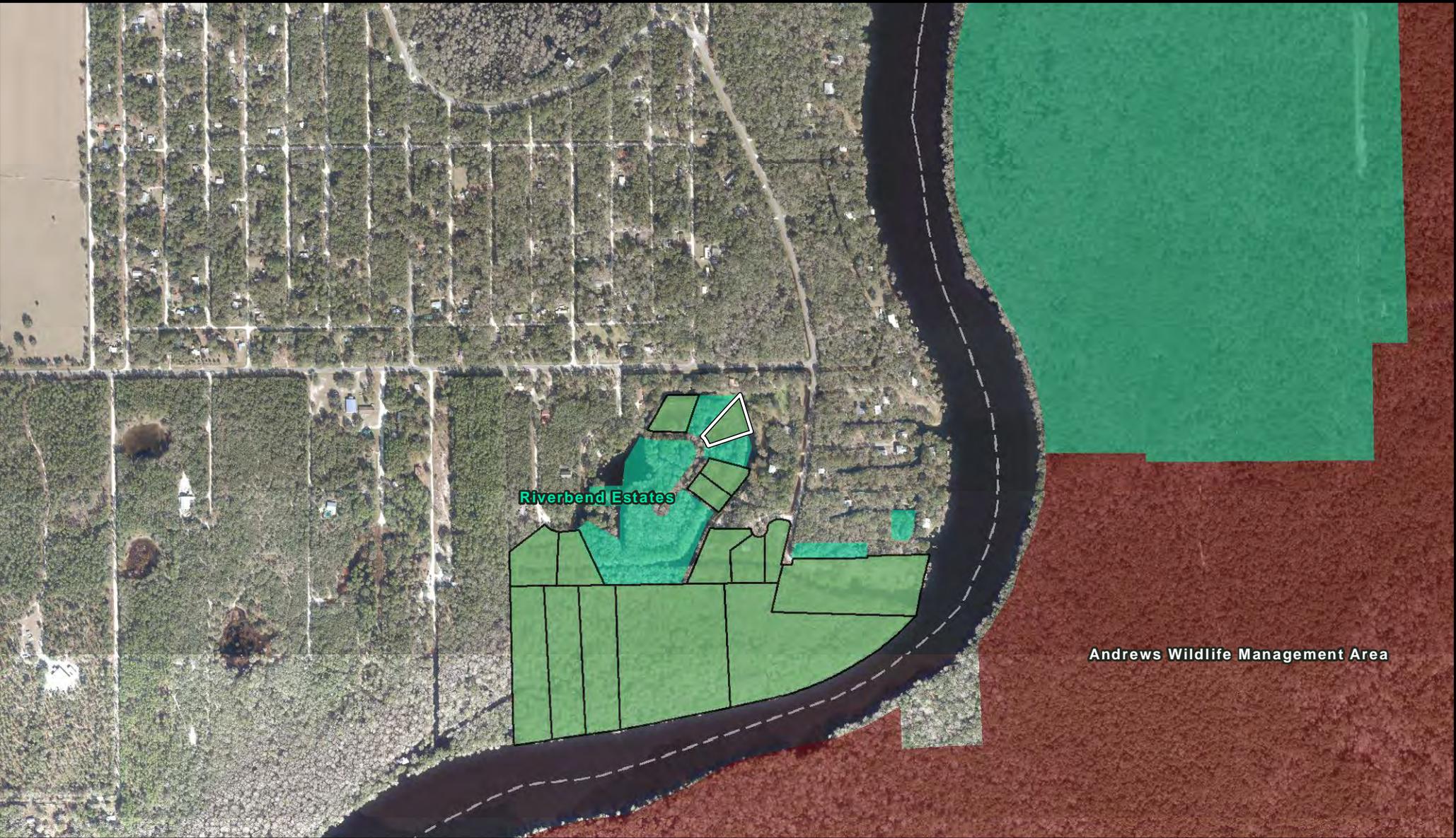
Adjacency: (N)

Miscellaneous

PFA: (Y) [Madison Blue]

WSPA: (Y) [Western]

BMAP: (Y) [Suwannee]

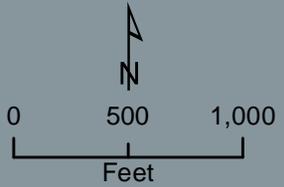


Riverbend Estates (Pflieger)
± 1.1 Ac
Dixie County

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

Adjacent Parcels Ranking

-  Primary
-  Secondary

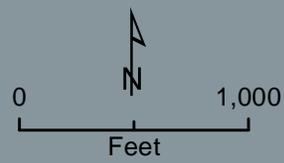


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Riverbend Estates (Pflieger) Property Offer Surface Water Protection

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



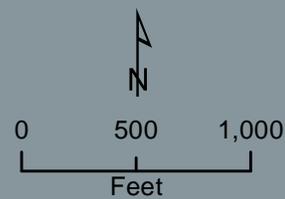
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Fanning Springshed

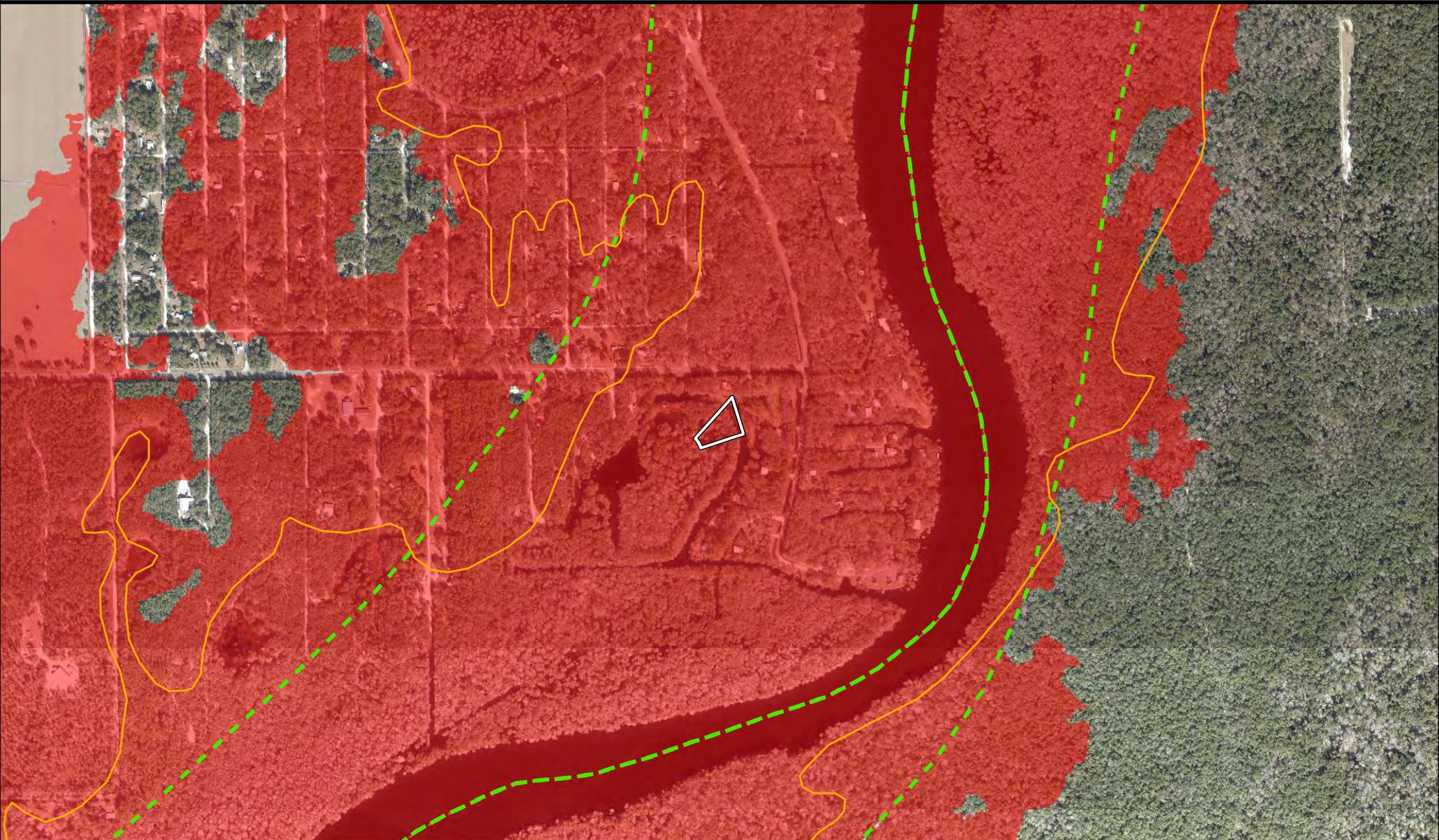


Riverbend Estates (Pflieger) Property Offer Springs Protection

-  Property Boundary
-  Springs Protection

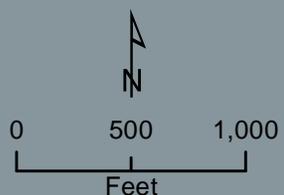


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Riverbend Estates (Pflieger) Property Offer Floodplain Protection

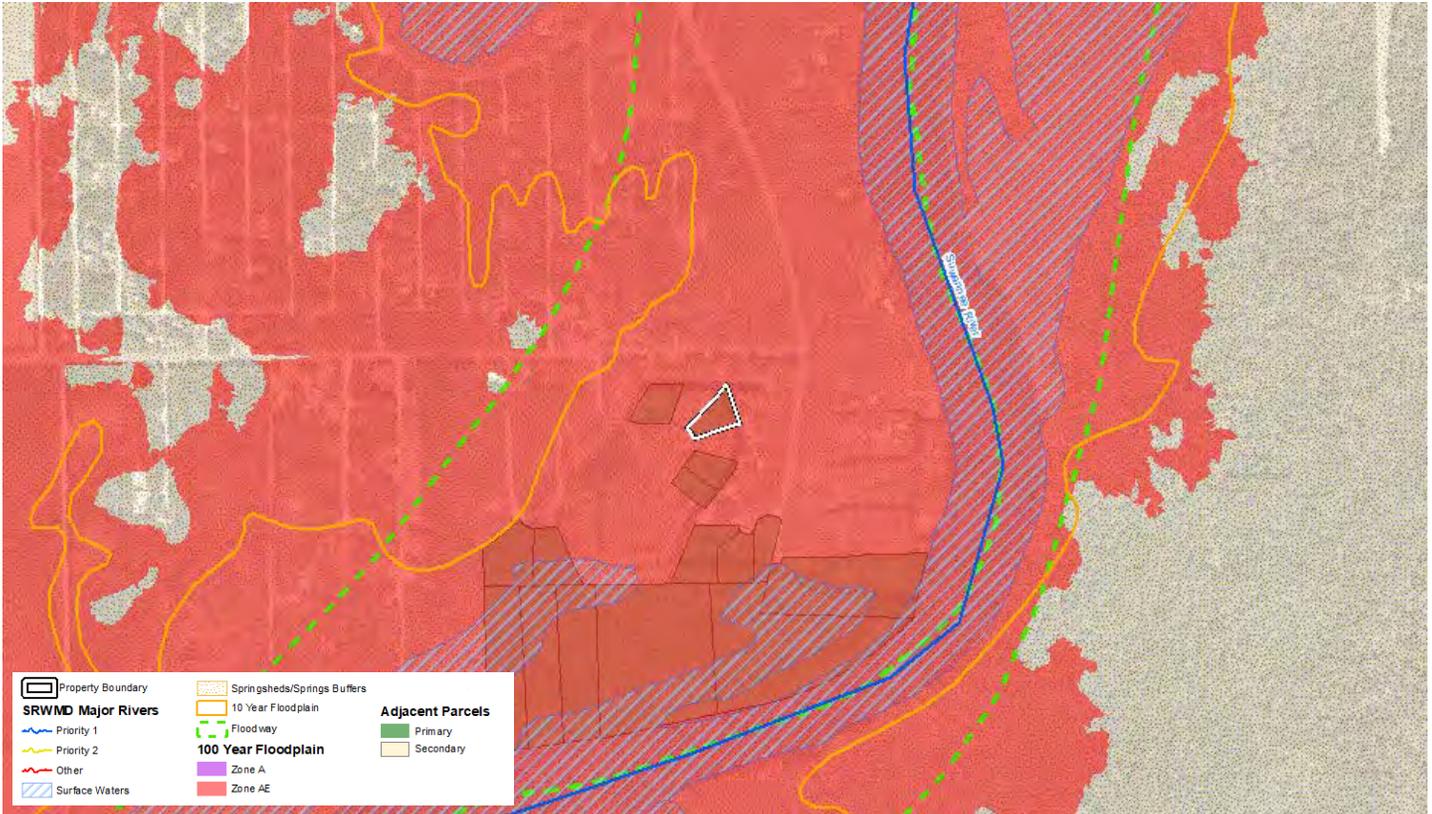
-  Property Boundary
-  10 Year Floodplain
-  Floodway
-  100 Year Floodplain
-  Zone A
-  Zone AE



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SUWANNEE TRIAGE ANALYSIS RESULTS



Property Name: Riverbend Estates (Pflieger)

Date: 04/09/2020

Acreage: ± 1.1

County: Dixie

Transaction Type: Acquisition

Florida Forever: No

Surface Water Protection

Major River: (N)

Riverine Surface Waters: (N)

Flood Protection

Floodway: (Y) [± 1.1 ac]

10 Year Floodplain: (Y) [±1.1 ac]

100 Year Floodplain: (Y) [±1.1 ac]

Springs Protection

Springshed: (Y) [Fanning Springshed] [± 1.1 ac]

Adjacency: (Y) [Primary]

Miscellaneous

PFA: (N)

WSPA: (Y) [Western]

BMAP: (Y) [Suwannee]