

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

**GoTo Webinar Link:** <https://attendee.gotowebinar.com/register/6113585241594134544>

**Public Comment Form Link:** [www.MySuwanneeRiver.com/Comments](http://www.MySuwanneeRiver.com/Comments)

Open to Public

August 9, 2022  
Following Board Meeting

District Headquarters  
Live Oak, Florida

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

**Land Acquisition / Property Offers**

3. Waldo Tree Farm, Alachua County

**Conservation Easement Modification Requests**

4. Carter Estate, Columbia County
5. Announcements
6. 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: July 27, 2022

RE: Detailed Assessment and Negotiations for Acquisition, Waldo Tree Farm, Alachua County

**RECOMMENDATION**

Approve recommendation for staff to enter into detailed assessment and negotiations for the acquisition of a 38 acre +/- parcel of real property located in Alachua County.

**BACKGROUND**

In May 2022, the District received an offer from Waldo Tree Farms, LLC to sell the District a 38-acre +/- parcel of real property located in Alachua County. Staff has reviewed the parcel and is recommending that the District proceed with detailed assessment and negotiations for the acquisition in fee. The parcel is adjacent to the District's Lake Alto Tract. The parcel is within the District's Florida Forever Plan, consists of 10-acres +/- of riverine surface water, 12 acres +/- within the 100-year floodplain, and is within the Eastern Water Supply Planning area and Santa Fe BMAP. Staff has previously visited the property and has determined that there are no management issues associated with the property. It is anticipated that, depending on flood conditions, future timber operations could be conducted on the parcel. The parcel would be passively managed for public recreational use.

In 2021, this same parcel was included in an offer for a 205 acre +/- parcel. Because that parcel as a whole presented access issues for the portion west of the CSX railroad and because of the lower conservation value of the western parcel, staff recommended again proceeding and the offeror withdrew the offer. The current offer includes only the portion east of the CSX railroad and does not have the same access issues. At that time, the offer was for \$1,545 per acre. The current offer acknowledges that the acquisition will be at or below appraised value.

Staff is requesting the Lands Committee accept its recommendation to send to full Board to proceed with detailed assessment and negotiations.

SCS/rl  
File #2022-002  
Attachments

**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: AFM Real Estate  
Address: 13570 N.W. 101<sup>ST</sup> DRIVE <sup>Suite 500</sup> City: Alachua State Fl. Zip: 32615  
Phone: 352-317-4233 E-Mail: Dan.Baldwin@AFMFOREST.COM  
Applicant Signature: Alfred Carvel Date: 5/10/22

**Owner of Record (Owner is Applicant yes \_\_\_ no )**  
Name: WALDO TREE FARMS LLC  
Address: 1553 Rebecca Place City: Longwood State Fl Zip: 32779  
Phone: 407-961-3003 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: Alfred CL Date: 5/10/22  
Owner Signature: \_\_\_\_\_ Date: \_\_\_\_\_

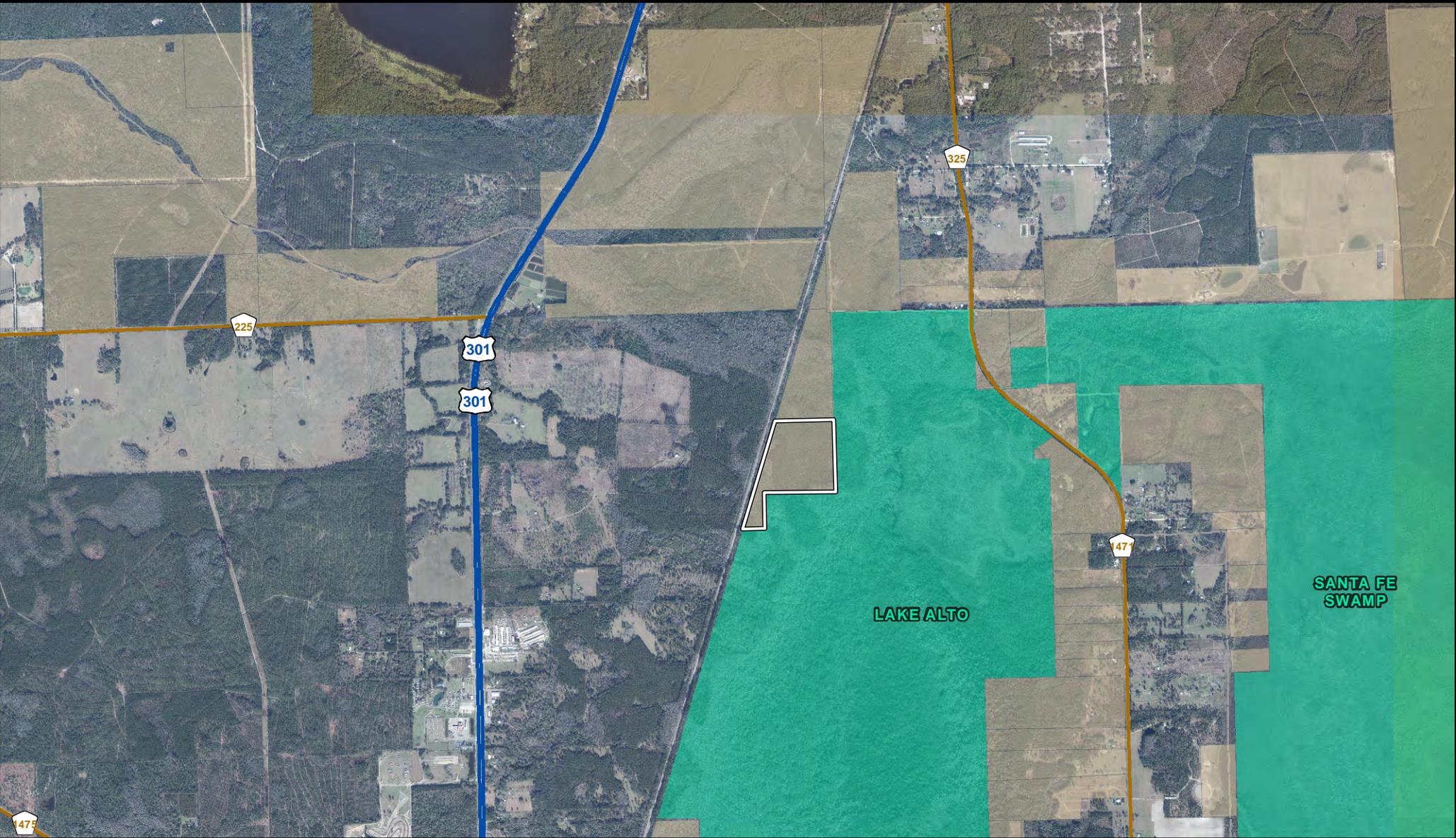
**Property/Project Information**  
Asking Price (Fee): Appraised value (Conservation Easement) : \_\_\_\_\_  
General Location (address, intersection, etc.): East of CSX Railroad Parcel # 16914-000-000  
Acreage: 38 County: Alachua  
Tax Parcel Number(s): 16914-000-000 EAST SIDE  
Legal Description: EAST side of parcel # 16914-000-000 containing approximately 38 acres  
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.)**  
\_\_\_\_\_  
\_\_\_\_\_

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

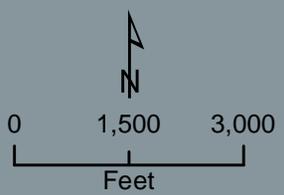
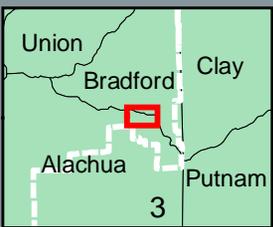
**Other Pertinent Information (Please provide any other information that may be helpful in evaluating the request.)**  
\_\_\_\_\_  
\_\_\_\_\_





**Waldo Tree Farm  
± 38 Ac Alachua  
County**

-  Property Boundary
-  SRWMD Ownership
-  Other Public Ownership
-  Florida Forever



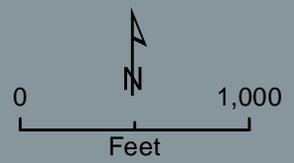
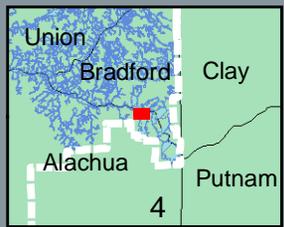
Note: This map was created by the Suwannee River Water Management District (SRWMD) to be used for planning purposes only. SRWMD shall not be held liable for any injury or damage caused by the use of data distributed as a public records request regardless of their use or application. SRWMD does not guarantee 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 5/18/2022



Santa Fe River

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

### Waldo Tree Farm Property Offer Surface Water Protection

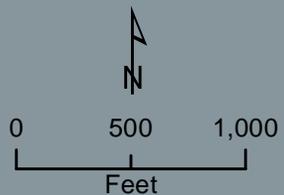
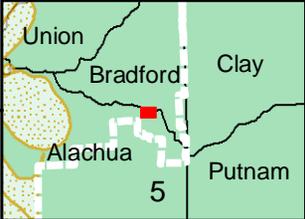


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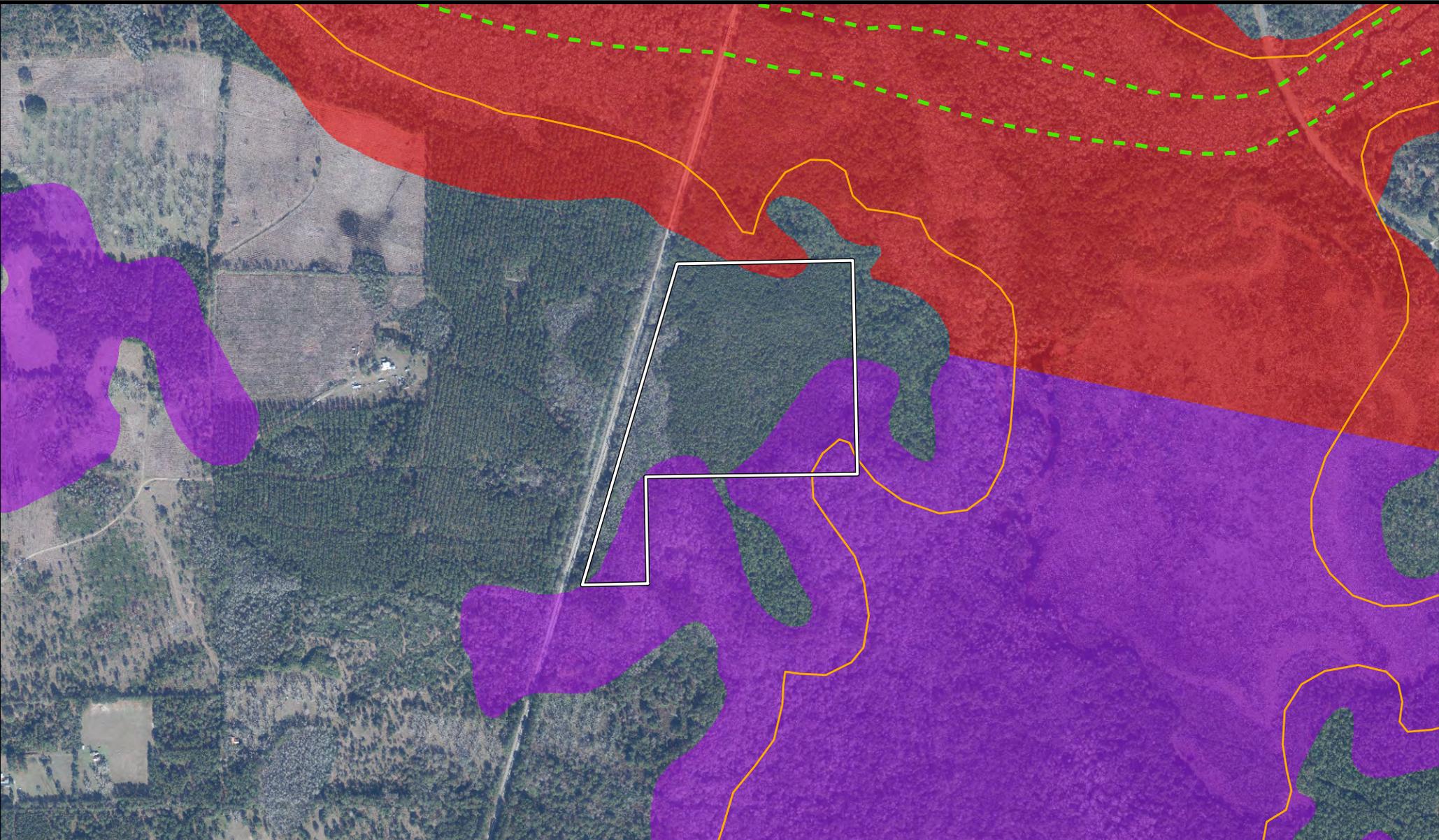


### Waldo Tree Farm Property Offer Springs Protection

-  Property Boundary
-  Springs Protection

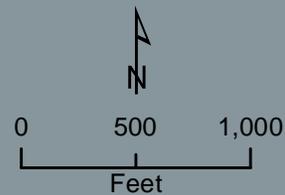
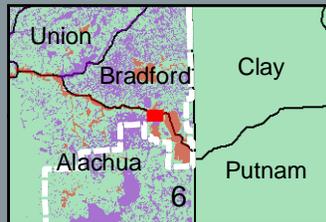


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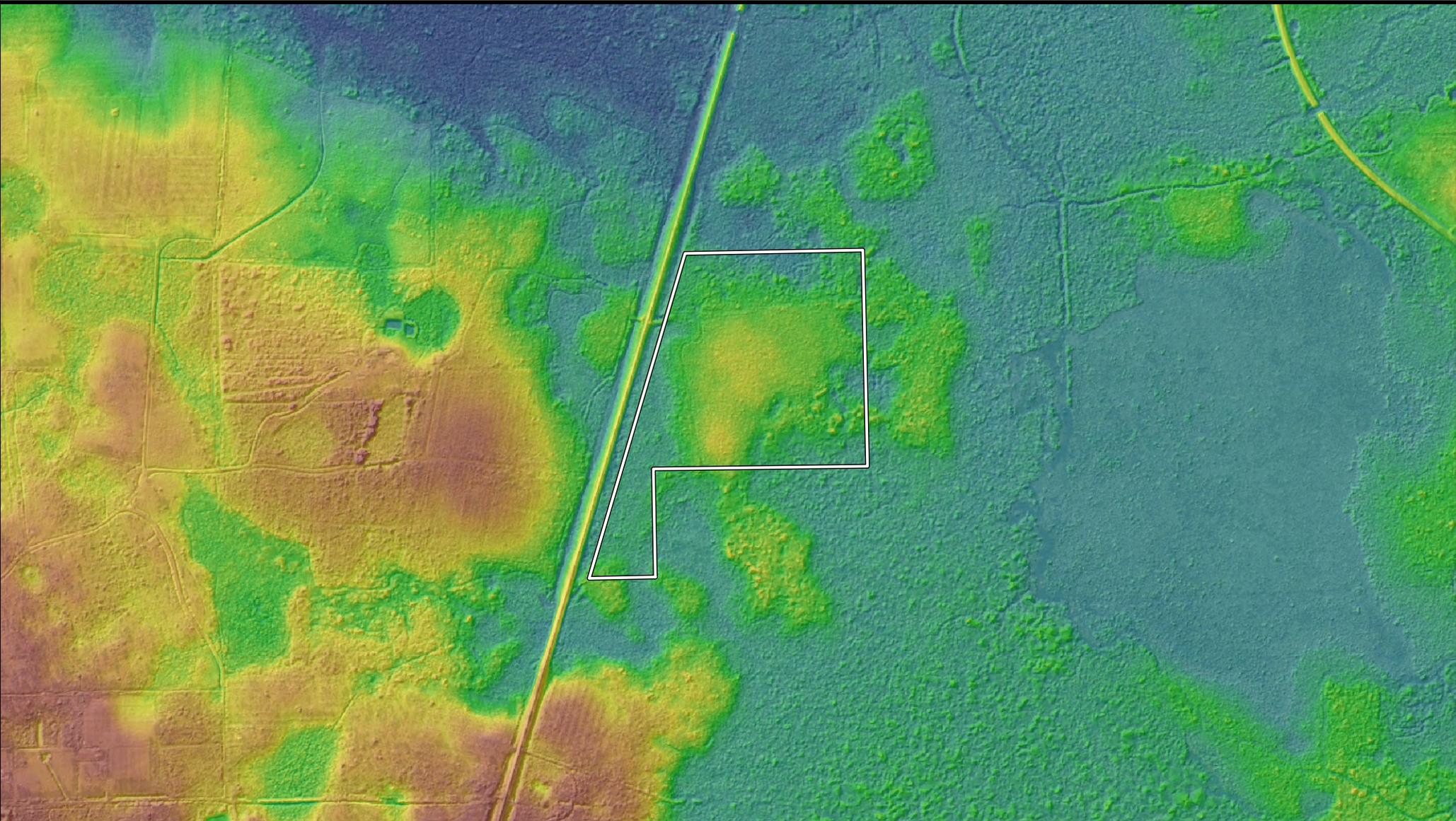


## Waldo Tree Farm Property Offer Floodplain Protection

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



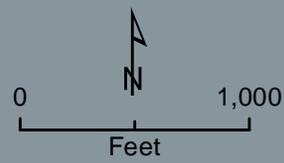
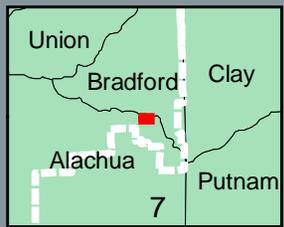
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 Property Boundary

Bare Earth Elevation  
 High : 153.969  
 Low : 132.484

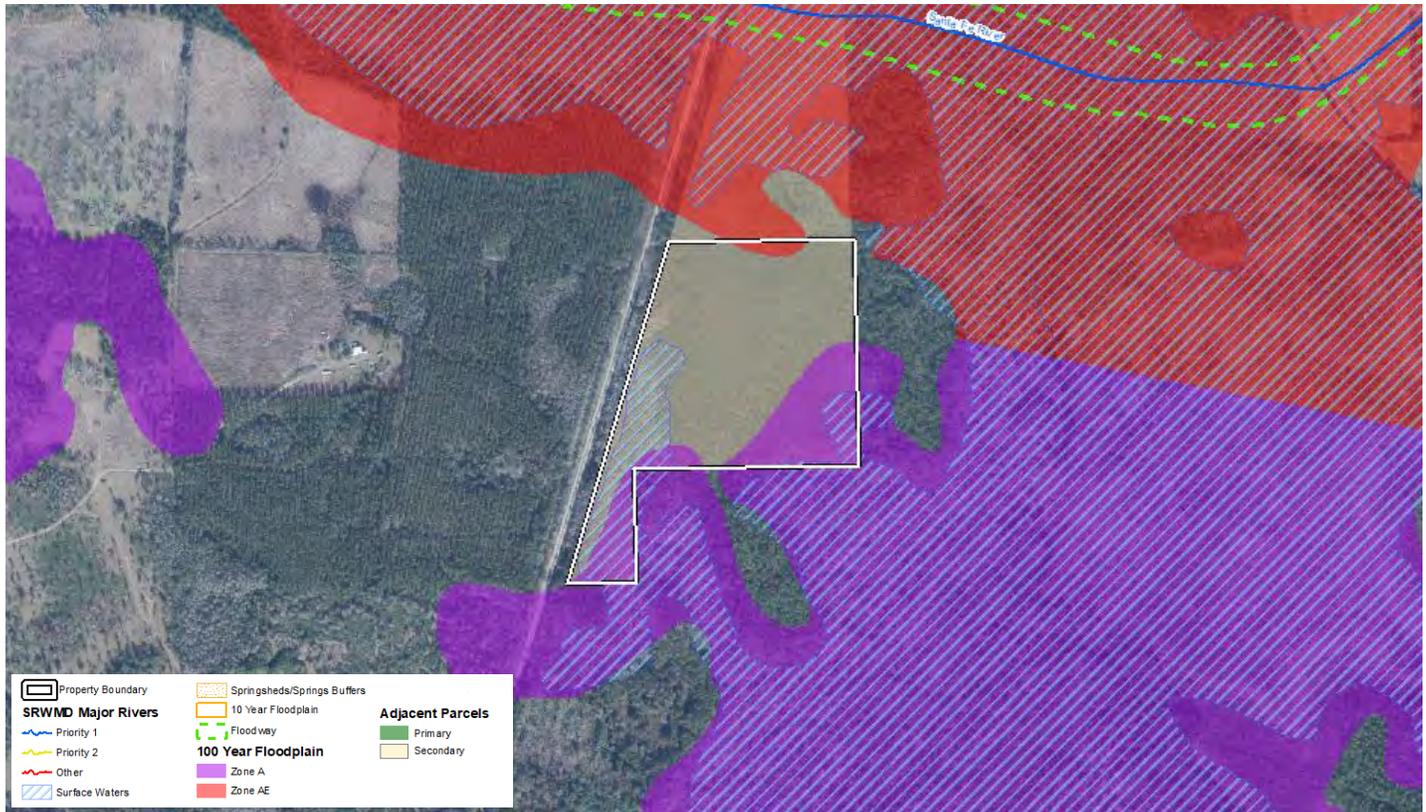
### Waldo Tree Farm Property Offer LIDAR



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# SUWANNEE TRIAGE ANALYSIS RESULTS



Property Name: Waldo Tree Farm

Date: 06/09/22

Acreage: ± 38 ac

County: Alachua

Transaction Type: Acquisition

Florida Forever: Yes

## Surface Water Protection

Major River: (N)

Riverine Surface Waters: (Y) [± 10 ac]

## Flood Protection

Floodway: (N)

10 Year Floodplain: (Y) [± 1 ac]

100 Year Floodplain: (Y) [± 12 ac]

## Springs Protection

Springshed: (N)

## Miscellaneous

PFA: (N)

WSPA: (Y) [Eastern]

BMAP: (Y) [Santa Fe]

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: July 27, 2022

RE: Amendment to Carter Estate, Tract 2 Conservation Easement, Columbia County

**RECOMMENDATION**

Approve recommendation of a proposed amendment to the existing conservation easement on a 575 acre +/- parcel located in Columbia County, referred to as the Carter Estate, Tract 2.

**BACKGROUND**

The District currently owns a conservation easement in Columbia County identified as Carter Estate, Tract 2, consisting of approximately 575 acres. In 2021, the Governing Board approved an amendment by which the previous owner added an additional 3.5 acres of protected property in exchange for being permitted to construct an access road consisting of 1.1 acres. The amendment was approved but never finalized as staff was unable to effectively communicate with the owner at the time. A copy of the map of this amendment is attached.

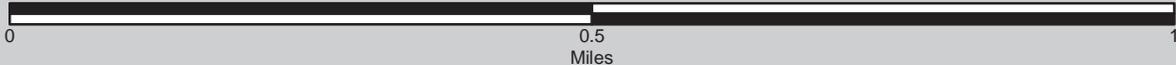
In late 2021, the property was sold after the District declined to exercise its right of first refusal. The new owner approached the District in March 2022 seeking to finalize the previous amendment and also seeking an additional amendment. Under the current request, the current owner is seeking to abandon a portion of the existing roadway in the northeast corner of the parcel and return the area to natural growth forest. The amendment seeks to add a second access road consisting of approximately 0.07 acres. The owner represents that this action will return 0.3 acres from roads to forests thus adding an approximate net of 0.25 acres to forest.

Additionally, the owner is seeking to have a 0.9 acre position redesignated from "roads" to "Special Use Area" (SUA) and permitting construction of a structure within the SUA. When the conservation easement was originally acquired, the baseline inventory noted that at the time this area contained a frame house approximately 32.5 feet wide and 41 feet long. The area also included a well and septic system for the improvement. The District's first inspection report indicates that these improvements existed and notes that it may need to be redesignated as an SUA. The owner agrees that any new construction with this area would be limited to the footprint of the original structure. A map depicting the new road and the proposed new SUA is attached. The narrative request provided by the owner is attached.

Staff reviewed the proposed amendment and finds that, when taken in context with the previously approved amendment, it would not be detrimental to District conservation efforts, the road would have no impact on the protected portions of the property, and the amendment would not adversely impact the purpose of the conservation easement. Further, staff has determined the value of the land involved is de minimis. Staff is recommending approval of the amendment. The owner has agreed to absorb all costs associated with the amendment.

SCS/rl  
File #00-034  
Attachments

-  Proposed Road (1.1 ac)
-  Proposed Protected Area Additions (3.5 ac)
-  FOREST OPERATIONS
-  PROTECTED AREA
-  ROADS
-  SPECIAL USE AREA



**Carter Estate - Conservation Easement  
 Proposed Amendment  
 "Tract 2" - David Hinson  
 Columbia County - 575 acres**







June 27, 2022

Stephen Schroeder  
Office of Administration Chief  
Suwannee River Water Management District  
9225 CR 49  
Live Oak, Florida 32060  
(386) 362-0445  
*Via email: Stephen.Schroeder@srwmd.org*

JMJ Project No. 01274

RE: CE File #: 020-00033  
Carter Estate Conservation Easement, Tract 2 – 647 Ac.  
Proposed Amendment

Dear Mr. Schroeder,

The property encumbered by the above referenced easement was purchased by Gerald J. Pionessa on March 30, 2022. He has designated me to be the point of contact for easement matters.

We desire to finalize any previous amendments to the easement and propose the following additional amendments to correct the legal access to the property and codify special use areas that should have been included in the original easement document. The following is a narrative of the recent previous changes as we understand them and our proposed amendments.

**Previous driveway amendment**

It is our understanding that the previous owner agreed to place 3.5 additional acres into Protected Areas in exchange for the right to construct a new entrance on US Hwy 441 across Forest Operations lands totaling ±1.1 acres. This road has been constructed and improved with a gated entrance.

The 3.5 acres of Protected Area is more than fair compensation for the 1.1 acres of Road and should be considered in the review of the following requests.

**Proposed driveway amendment**

We propose to abandon and return to Forestry Operations the entrance on the north end of the US Hwy 441 frontage that crosses the adjacent property. The abandoned area to be returned from Road to Forestry Operation is ±0.3 acres. A new driveway, designed per FDOT minimum standards will be constructed as shown on the attached sheet C101. The proposed driveway includes 0.07 acres for a net transfer of 0.25 acres from Roads to Forestry Operations.

**Proposed Special Use Area**

The original easement survey denoted an existing 1-story frame house approximately 32.5 feet wide and 41 feet long. In addition to the house was a well, septic system, and miscellaneous yard area and structures. Most of this area is identified as Road in the current SRWMD maps. Based on a review of the available information and records, this area should have been identified as a Special Use Area in the baseline survey of the property. The April 12, 2018 easement monitoring report prepared by Ryan Sims indicates that this area should be redesignated as Special Use Area. We request that this area, comprising ±0.9 acres, as shown on the attached sheet C101, be designated as Special Use Area. Since this area was developed prior to the easement, no compensation should be warranted for this amendment.

I appreciate your prompt review of this request to amend the CE. Should you have any questions or require additional information, please contact me directly, (229) 516-0977 or [jerry@jmjgroup.net](mailto:jerry@jmjgroup.net).

Sincerely,  
JMJ Group, LLC

A handwritten signature in green ink, appearing to read "G. Pionessa Jr.", is written over the typed name.

Gerald J. Pionessa Jr, P.E., LEED AP  
Principal

Enclosures

Cc: Gerald J. Pionessa (via email)