



SUWANNEE RIVER WATER MANAGEMENT DISTRICT LANDS COMMITTEE MEETING AGENDA

YouTube Link: <https://www.youtube.com/@SRWMD>
Open to the Public

July 9, 2024
Following Board Meeting

District Headquarters
Live Oak, Florida

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

Management Agreements

3. Gilchrist Wellfield Tract Management Agreement with the Gilchrist County School Board

Conservation Easements

4. Leland Wright Conservation Easement Donation, 149 +/- Acres, Gilchrist County

Access/Utility Easements

5. Florida Department of Transportation, Temporary Construction Easement, Britt Creek Bridge, Lafayette County
6. Florida Department of Transportation, Temporary Construction Easement, Camp Grade Road, Tract, Lafayette County
7. Goosen Access Easement, Country Club Road Tract, Columbia County

Land Acquisition / Property Offers

8. Denial of Exchange Offer from Mikel Koon, Suwannee County
9. Right of Refusal on Zellwin Farms Company - Jennings Bluff Conservation Easement, Hamilton County

Administrative

10. Update on Existing Projects
11. Governing Board Directive GBD24-0004, Utility and Right of Way Easements
12. Governing Board Directive GBD24-0005, Land Acquisition and Surplus Guidelines

Discussion Items

13. 5-Year Workplan
 - Focus Areas for Acquisition
 1. Access
 2. Project Areas
 3. Inholdings
 4. Resource Corridor Connectivity
14. Announcements
15. 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: Katelyn Potter, Director, Division of Outreach and Operations

THRU: Hugh Thomas, Executive Director

DATE: June 14, 2024

RE: Gilchrist Wellfield Tract Management Agreement with the Gilchrist County School Board

RECOMMENDATION

Approve the Gilchrist Wellfield Tract Management Agreement with the Gilchrist County School Board.

BACKGROUND

The District received a request from the Gilchrist County School Board, FFA Chapter to utilize 16 +/- acres of the District's Gilchrist Wellfield Tract for educational purposes. Located in Gilchrist County, the tract is 105.7 acres in total and is in close proximity to the school.

The FFA Chapter plans to utilize the property for silvicultural and agricultural educational activities. The District recently completed a timber harvest on the property and plans to manage the tract in accordance with the District's Land Management Plan. Staff confirmed that the lease will not pose management impacts to the overall tract.

A fence will be installed to establish the new boundary. Further, the District will install a new access road on the retained portion and install a fireline. The District will retain access and timber rights across the entire parcel. The agreement will remain in effect for 50 years, unless terminated by either party.

Use of the leased area is exclusive to the Gilchrist County FFA Program. No other Gilchrist County School Board activities will be permitted unless authorized by the Governing Board and as amended in the management agreement.

The staff Land Acquisition and Surplus Team reviewed the agreement on May 30, 2024, and voted in support of the project.

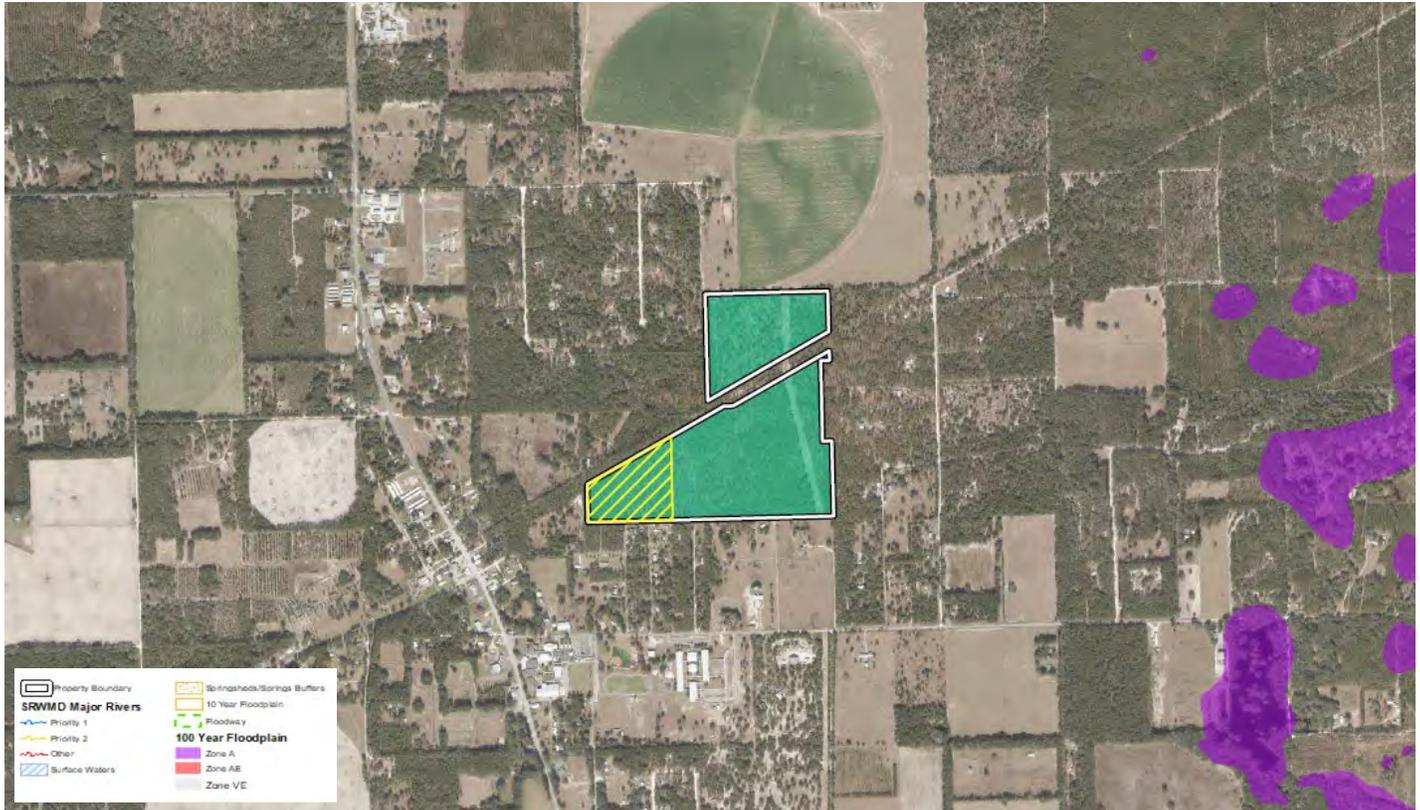
The Gilchrist County School Board was presented with the agreement and indicated their support on May 21, 2024.

Copies of the summary and triage maps of the managed area are attached.

KCP/ao
Attachment
File#: 23/24-116



SUWANNEE TRIAGE ANALYSIS RESULTS



Property Name: Gilchrist Wellfield

Acreage: ± 105.7

Transaction Type: Lease

Date: 06/17/24

County: Gilchrist

SRWMD Florida Forever: No

Statewide Florida Forever: No

Surface Water Protection

Major River: (N)

Riverine Surface Waters: (N)

Springs Protection

Springshed: (N)

Flood Protection

Floodway: (N)

10 Year Floodplain: (N)

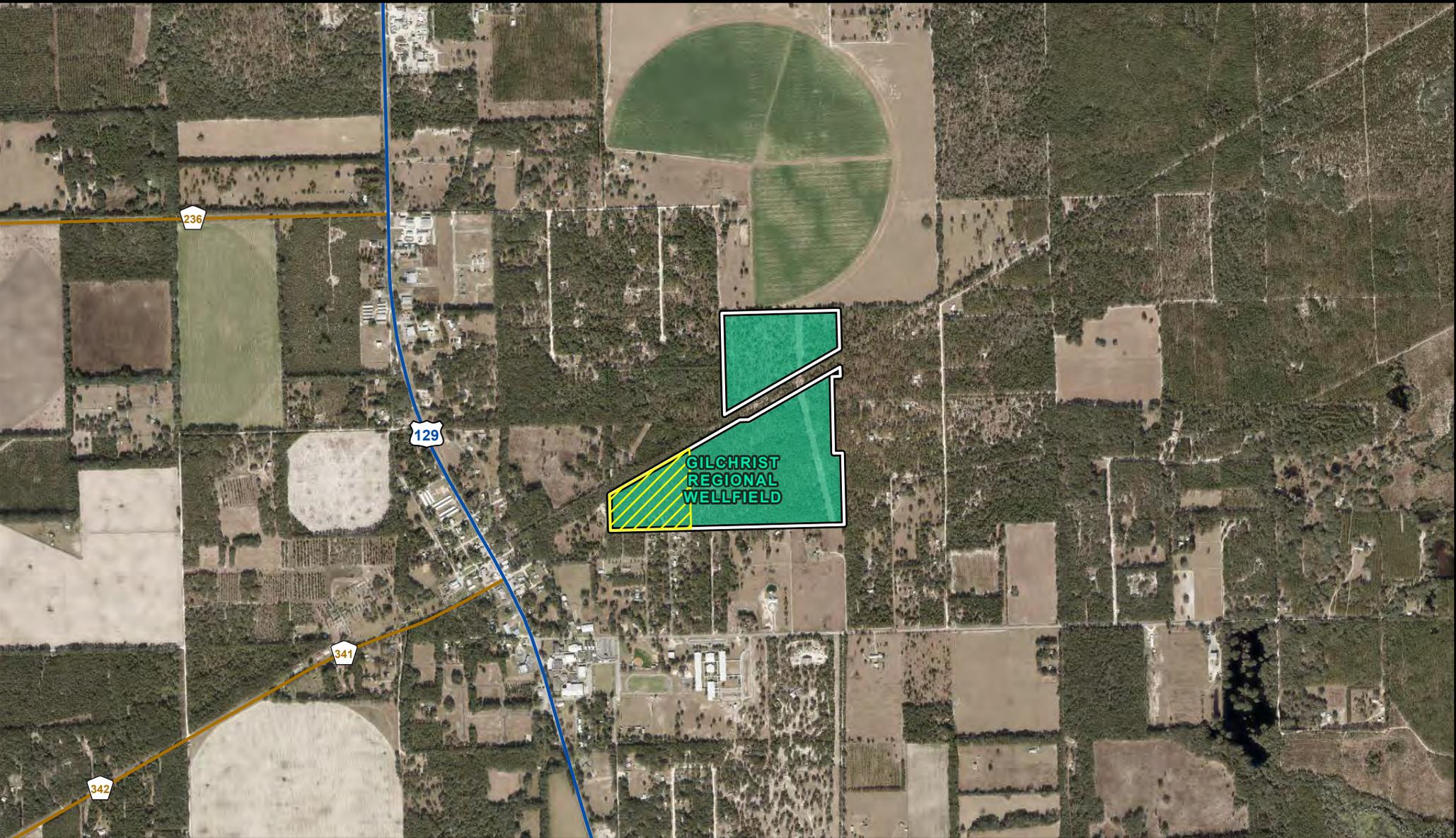
100 Year Floodplain: (N)

Miscellaneous

PFA: (N)

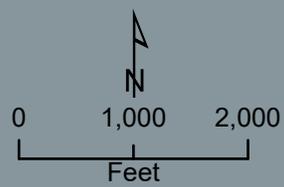
WSPA: (Y) [Eastern]

BMAP: (Y) [Suwannee]

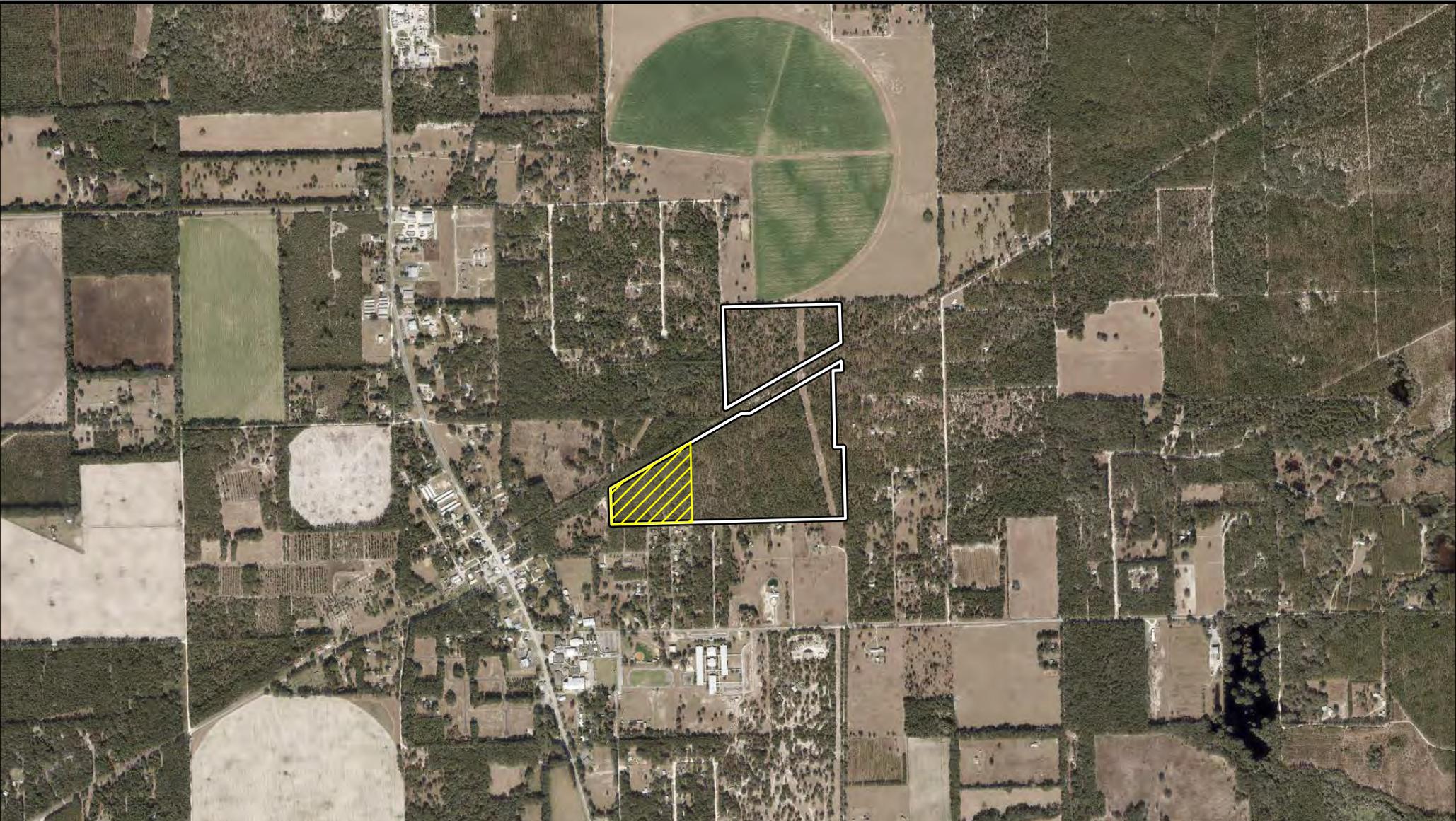


**Gilchrist Wellfield
± 105.7 Ac
Gilchrist County**

-  Property Boundary
-  Proposed Lease Area ± 16 ac
-  SRWMD Ownership/CE
-  Other Public Ownership

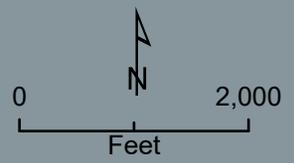


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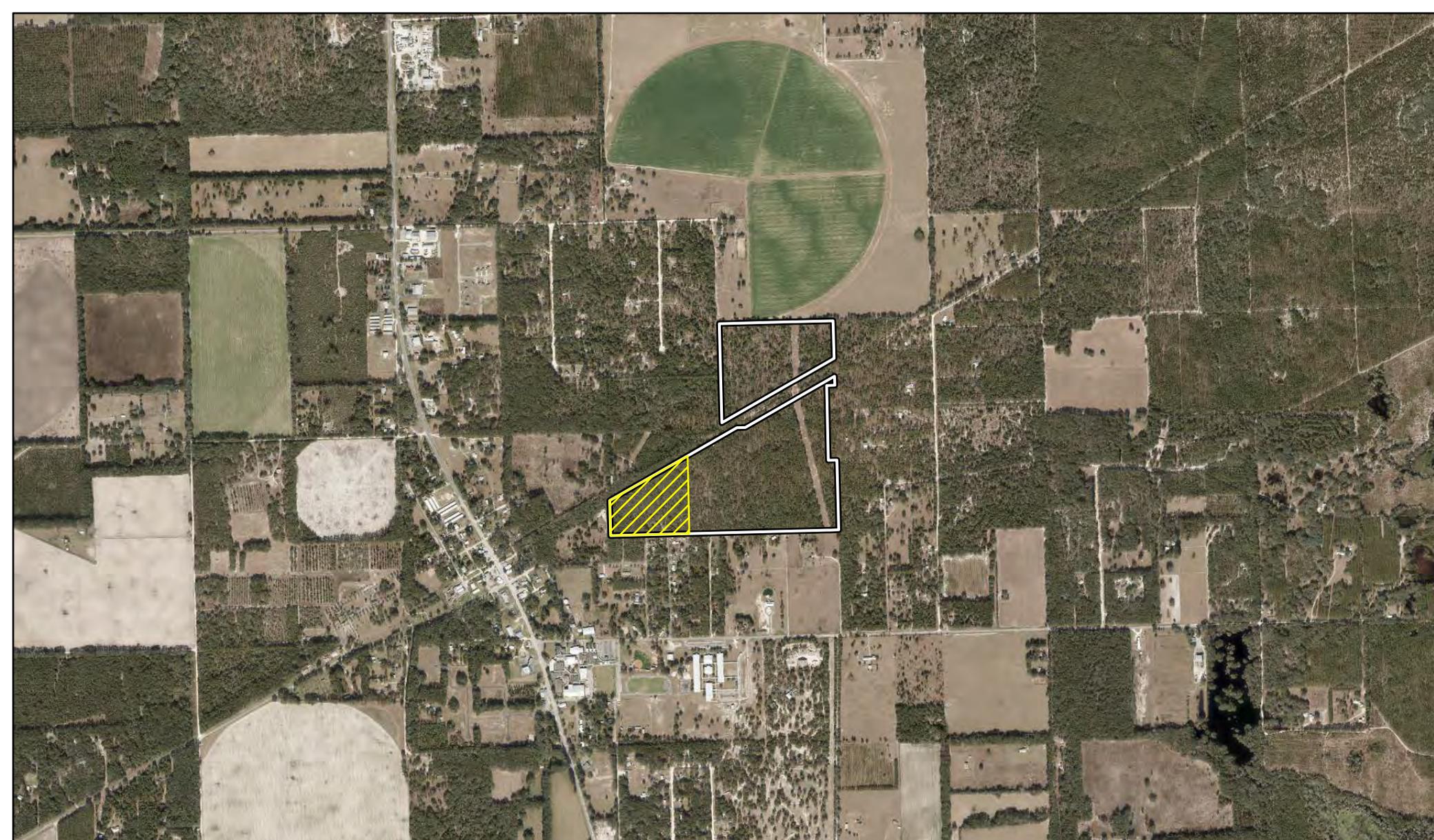


Gilchrist Wellfield Property Offer Surface Water Protection

-  Property Boundary
-  Proposed Lease Area ± 16 ac
-  Surface Waters (Riverine)
- SRWMD Major Rivers**
-  Priority 1
-  Priority 2
-  Other **6**

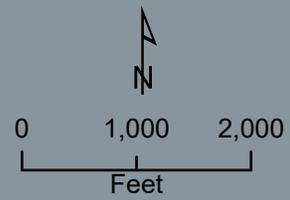


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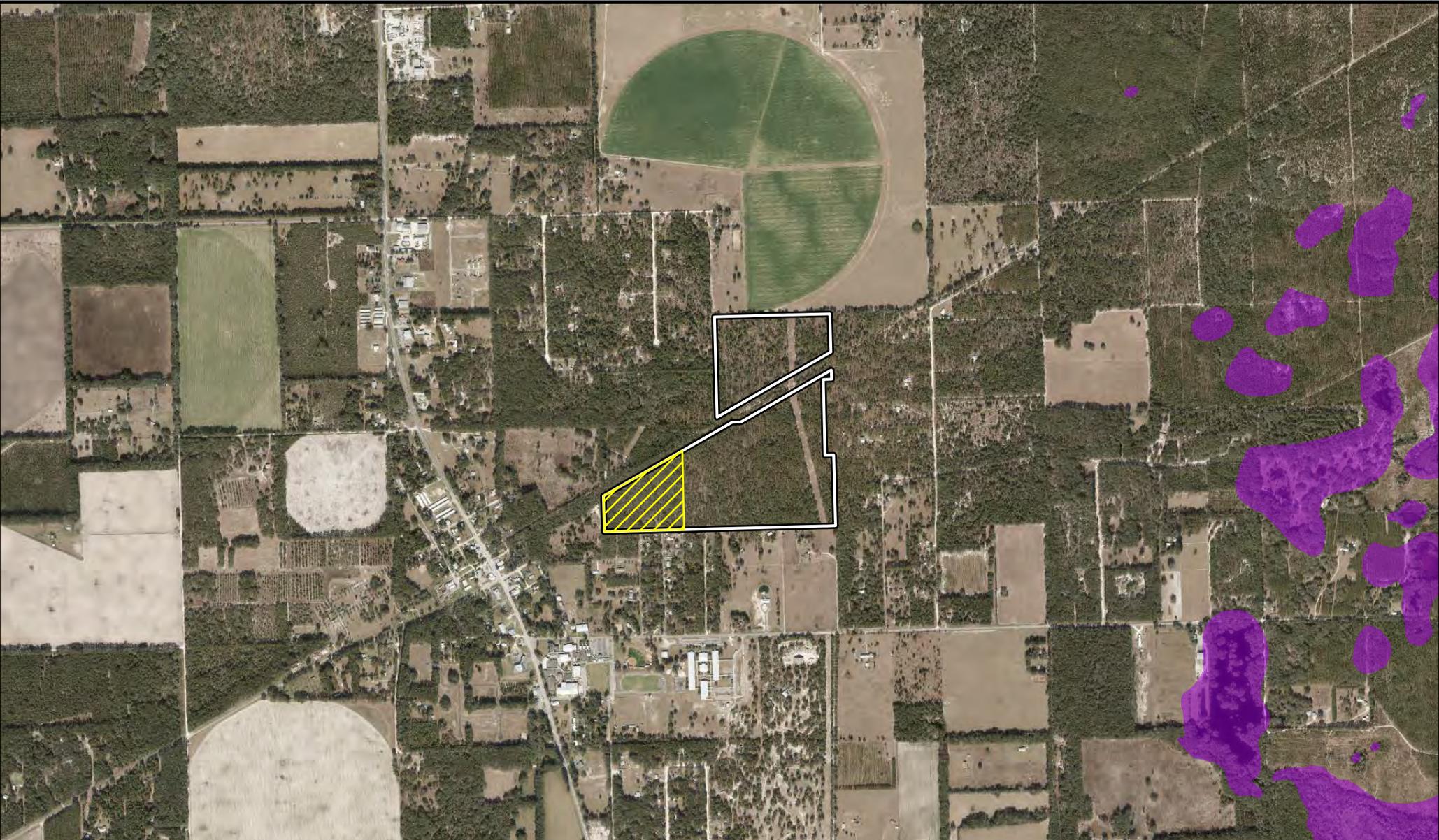


Gilchrist Wellfield Property Offer Springs Protection

-  Property Boundary
-  Proposed Lease Area ± 16 ac
-  Springs Protection
-  Springs
7

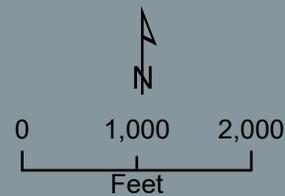
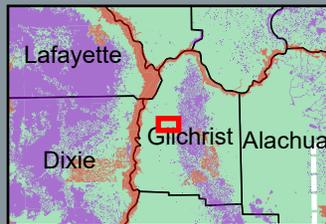


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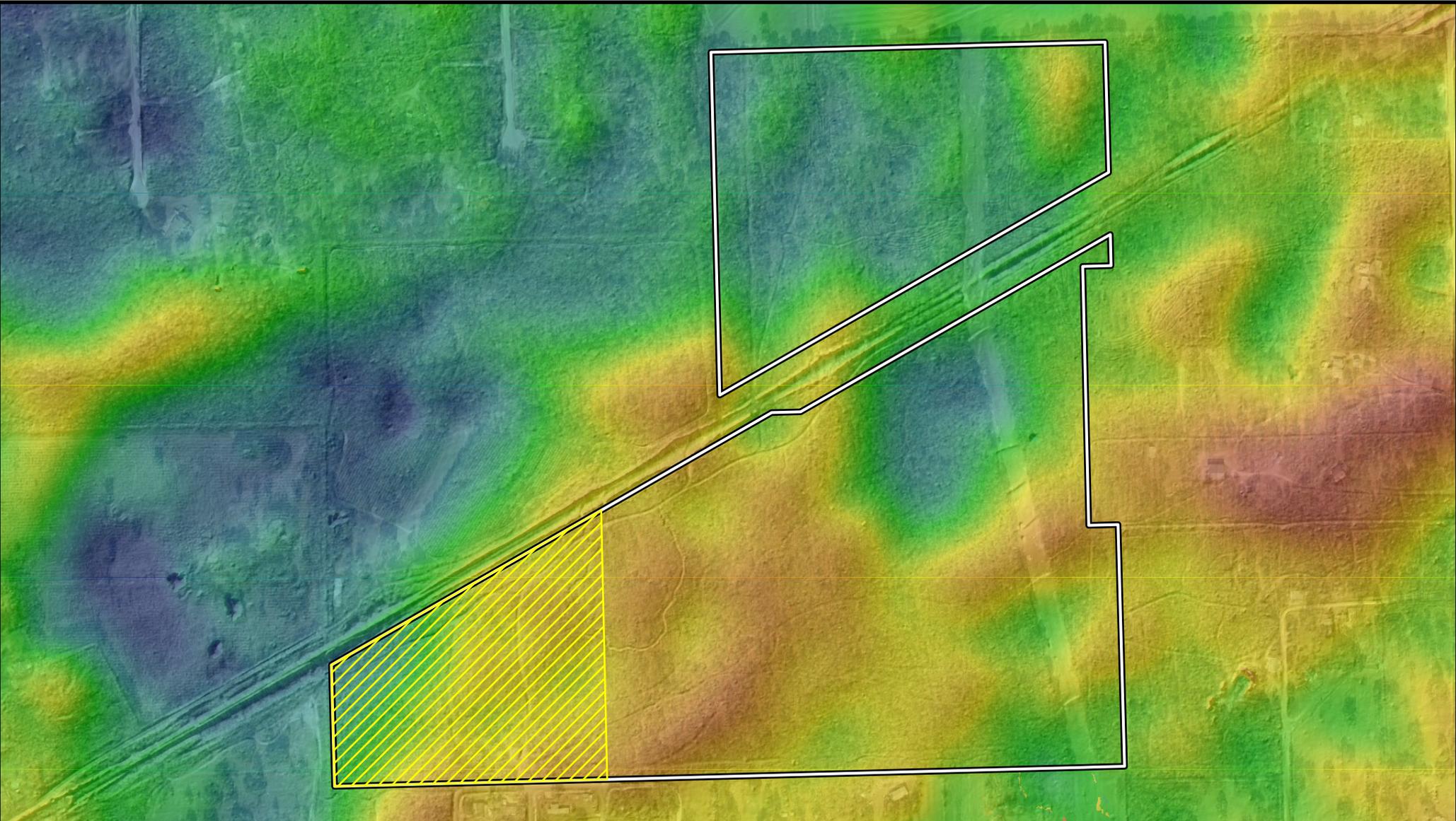


Gilchrist Wellfield Property Offer Floodplain Protection

-  Property Boundary
-  Proposed Lease Area ± 16 ac
-  10 Year Floodplain
-  Floodway
-  100 Year Floodplain
-  Zone A
-  Zone AE

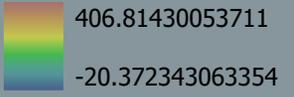


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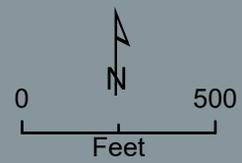


-  Property Boundary
-  Proposed Lease Area ± 16 ac

Bare Earth Elevation



**Gilchrist Wellfield
Property Offer
LIDAR**



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SUWANNEE RIVER WATER MANAGEMENT DISTRICT

MEMORANDUM

TO: Lands Committee

FROM: Katelyn Potter, Director, Division of Outreach and Operations

THRU: Hugh Thomas, Executive Director

DATE: June 14, 2024

RE: Leland Wright Conservation Easement Donation, 149 +/- Acres, Gilchrist County

RECOMMENDATION

Authorize detailed assessment on 149 acres in Gilchrist County for the donation of a conservation easement by Leland Wright in Gilchrist County.

BACKGROUND

In May 2024, Leland Wright offered the District a conservation easement donation on 149 acres in Gilchrist County. The Wright's parcel is adjacent to the District's Shingle Landing Tract. The property contains of 82.94 acres in the floodway, 119.25 acres in the 10-year floodplain, 149 acres in the 100-year floodplain, 22 acres of surface water protection, is within the Fanning Manatee Priority Focus Area, and is within the Suwannee Basin Management Action Plan. Mr. Wright has agreed in principle, to the following terms which are consistent with the District's standard conservation language.

- Two home sites allowed
- Structures, equipment within identified areas
- Livestock, agricultural activities allowed in accordance with BMPs
- No hunting
- Silvicultural activities allowed in accordance with BMPs
- Existing fencing and roads allowed
- No additional and/or commercial development
- No division of title
- No land conversion
- Perpetual easement held by SRWMD

The donation was reviewed and approved by the District's Land Acquisition and Surplus Team on June 14, 2024. A site visit to the property was conducted on June 20, 2024. Staff observed a spring known as "Dinner Plate Spring", southern fox squirrels, white-tailed deer, turkey, alligator, and gopher tortoises.

Pending the Lands Committee's approval, staff will conduct an environmental assessment and title search. If the environmental audit and title search show no hazards or clouds on the title, a survey of the excluded areas and baseline documentation report will be conducted for future easement monitoring.

Copies of the triage map and summary maps are attached.

KCP/ao
Attachments
File#: 2024-006

SUWANNEE RIVER WATER MANAGEMENT DISTRICT

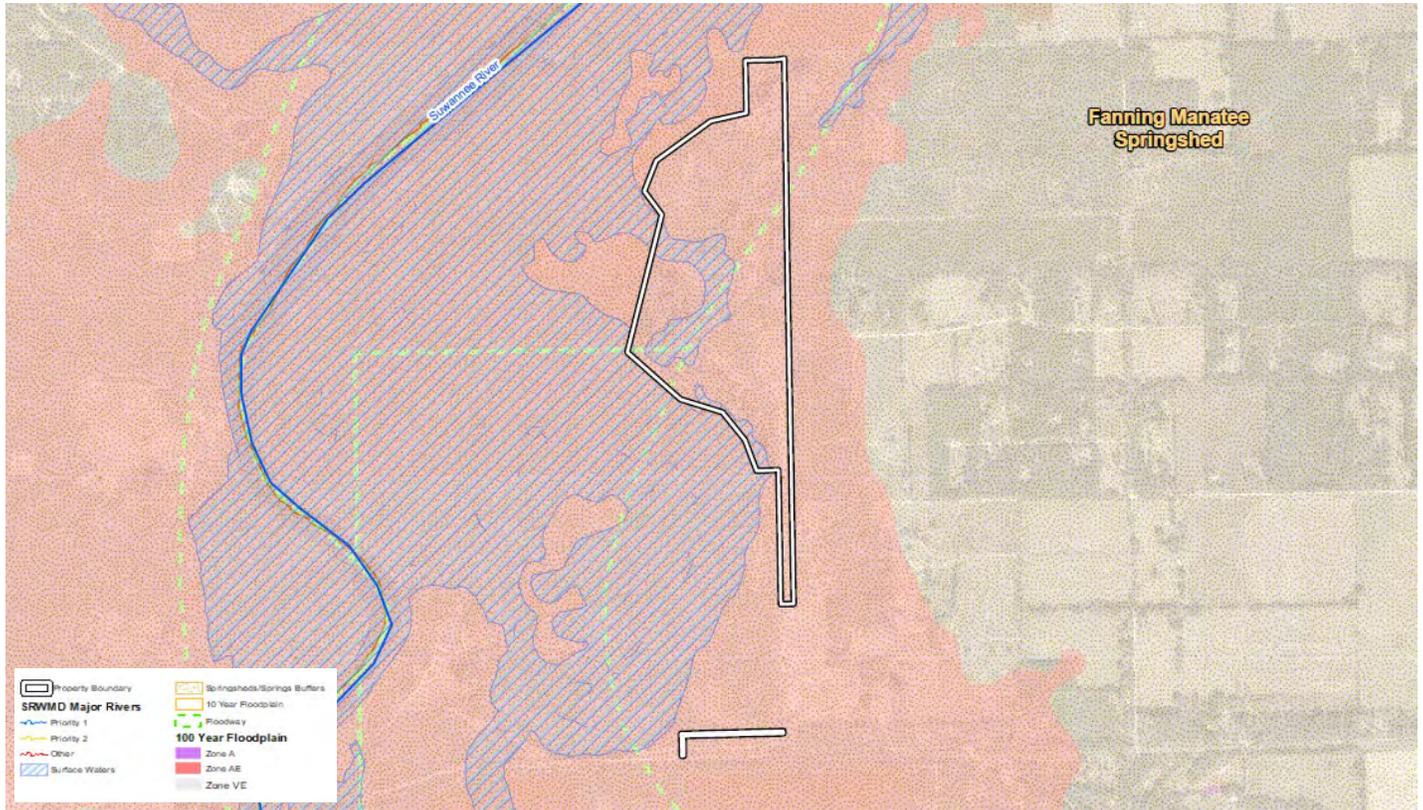
MEMORANDUM

TO: Lands Committee
FROM: Katelyn Potter, Director, Division of Outreach and Operations
THRU: Hugh Thomas, Executive Director
DATE: June 14, 2024
RE: Photos of Leland Wright Conservation Easement, 149 +/- Acres, Gilchrist County





SUWANNEE TRIAGE ANALYSIS RESULTS



Property Name: L Wright Shingle Landing

Acreage: ± 149

Transaction Type: Donation

Date: 05/30/24

County: Gilchrist

SRWMD Florida Forever: Yes

Statewide Florida Forever: No

Surface Water Protection

Major River: (N)

Riverine Surface Waters: (Y) [± 22 ac]

Flood Protection

Floodway: (Y) [± 82.94]

10 Year Floodplain: (Y) [± 119.25 ac]

100 Year Floodplain: (Y) [± 149 ac]

Springs Protection

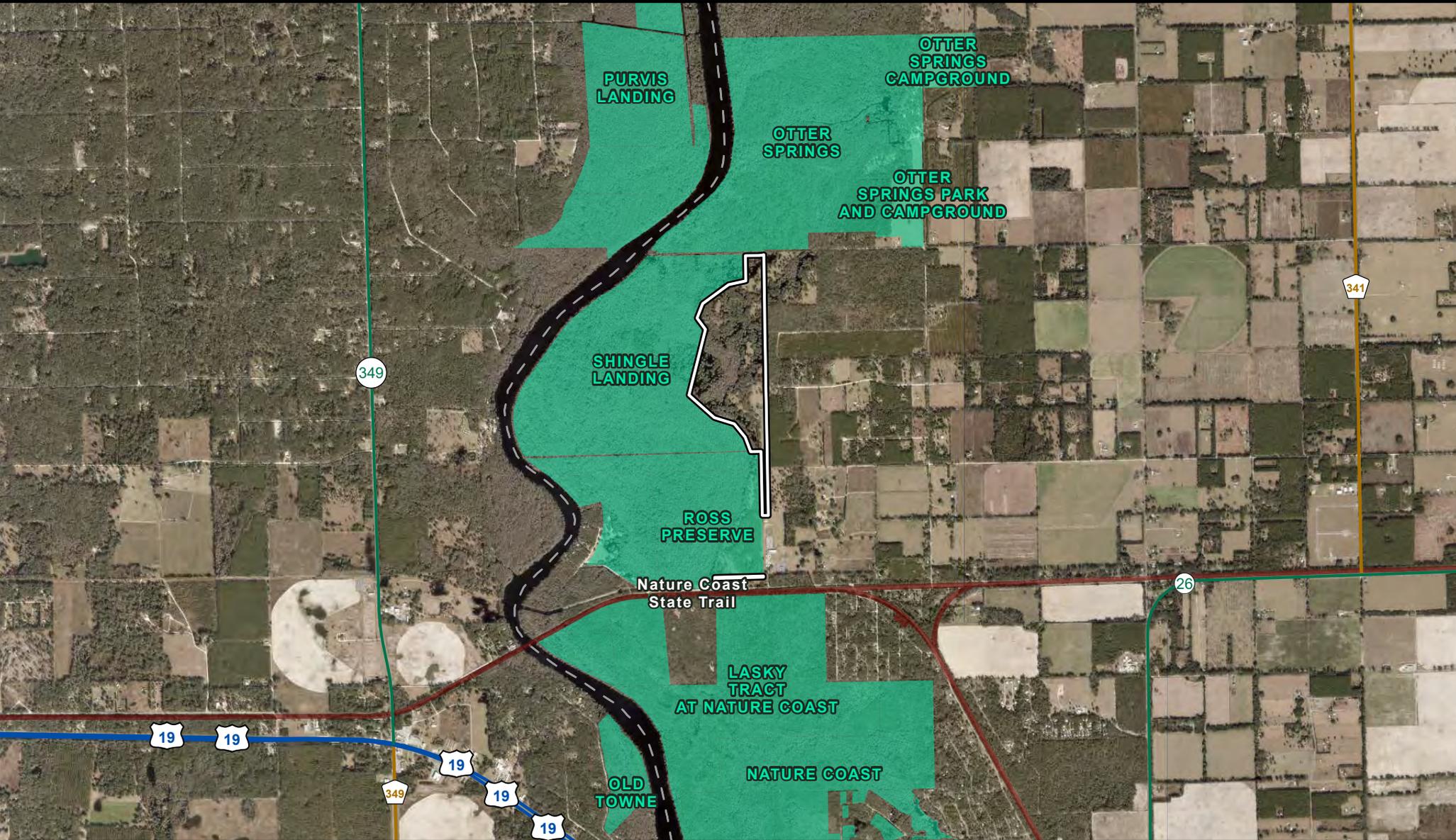
Springshed: (Y) [Fanning Springshed]

Miscellaneous

PFA: (Y) [Fanning Manatee]

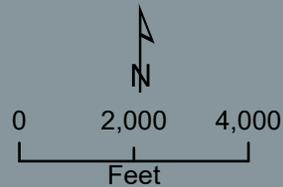
WSPA: (Y) [Eastern]

BMAP: (Y) [Suwannee]

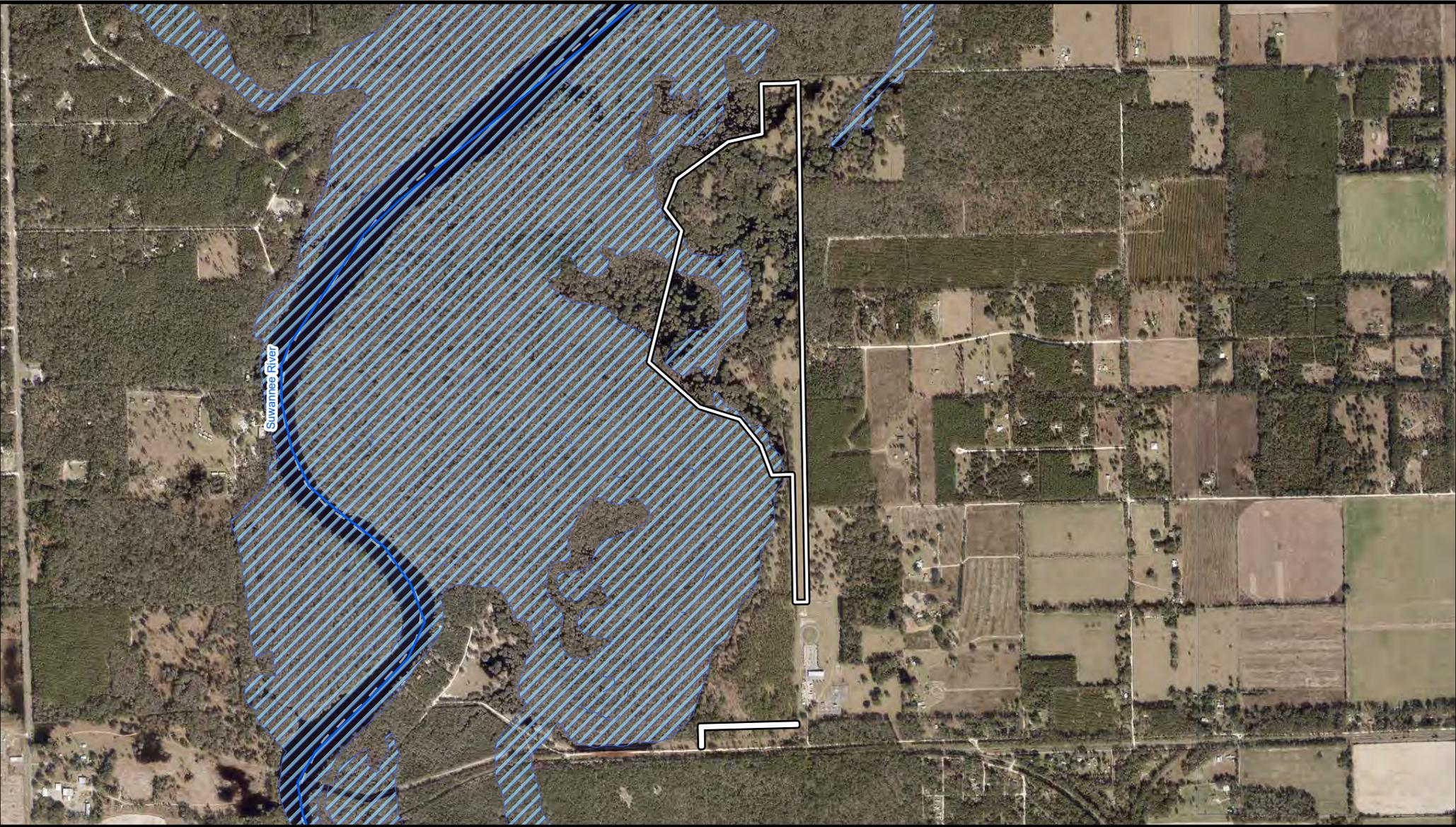


**L Wright Shingle Landing
± 149 Ac
Gilchrist County**

-  Property Boundary
-  SRWMD Ownership/CE
-  Other Public Ownership



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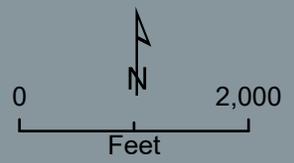
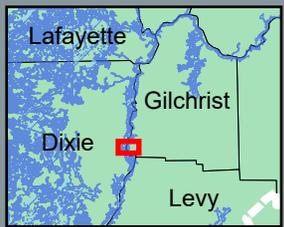


L Wright Shingle Landing Property Offer Surface Water Protection

- Property Boundary
- Surface Waters (Riverine)

SRWMD Major Rivers

- Priority 1
- Priority 2
- Other 14



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**Fanning Manatee
Springshed**

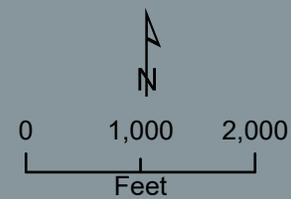
**L Wright Shingle Landing
Property Offer
Springs Protection**

 Property Boundary

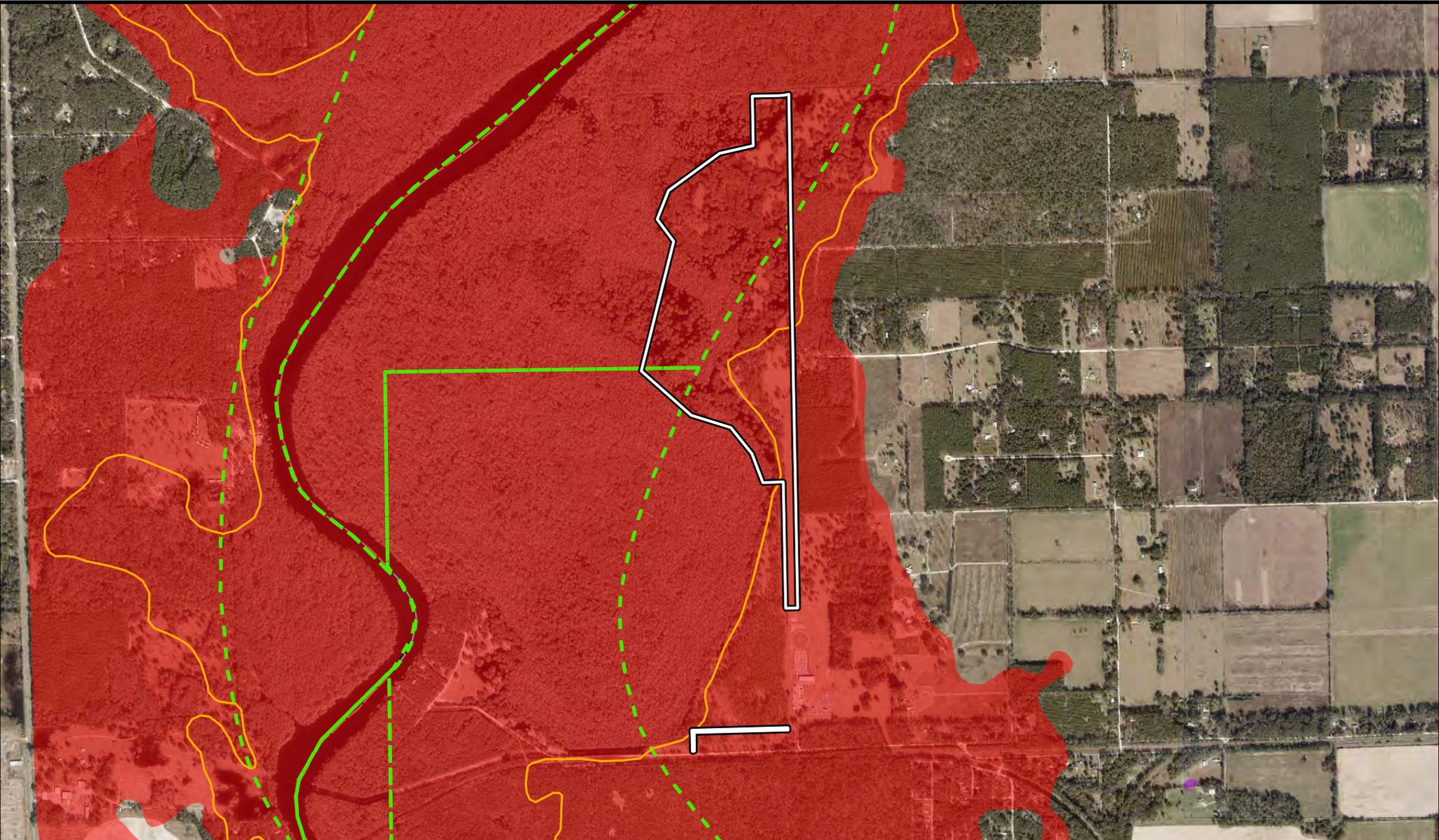
 Springs Protection

 Springs

15

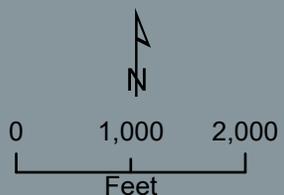
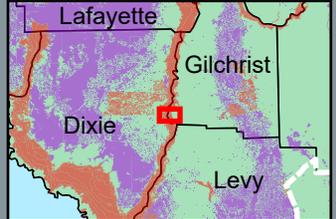


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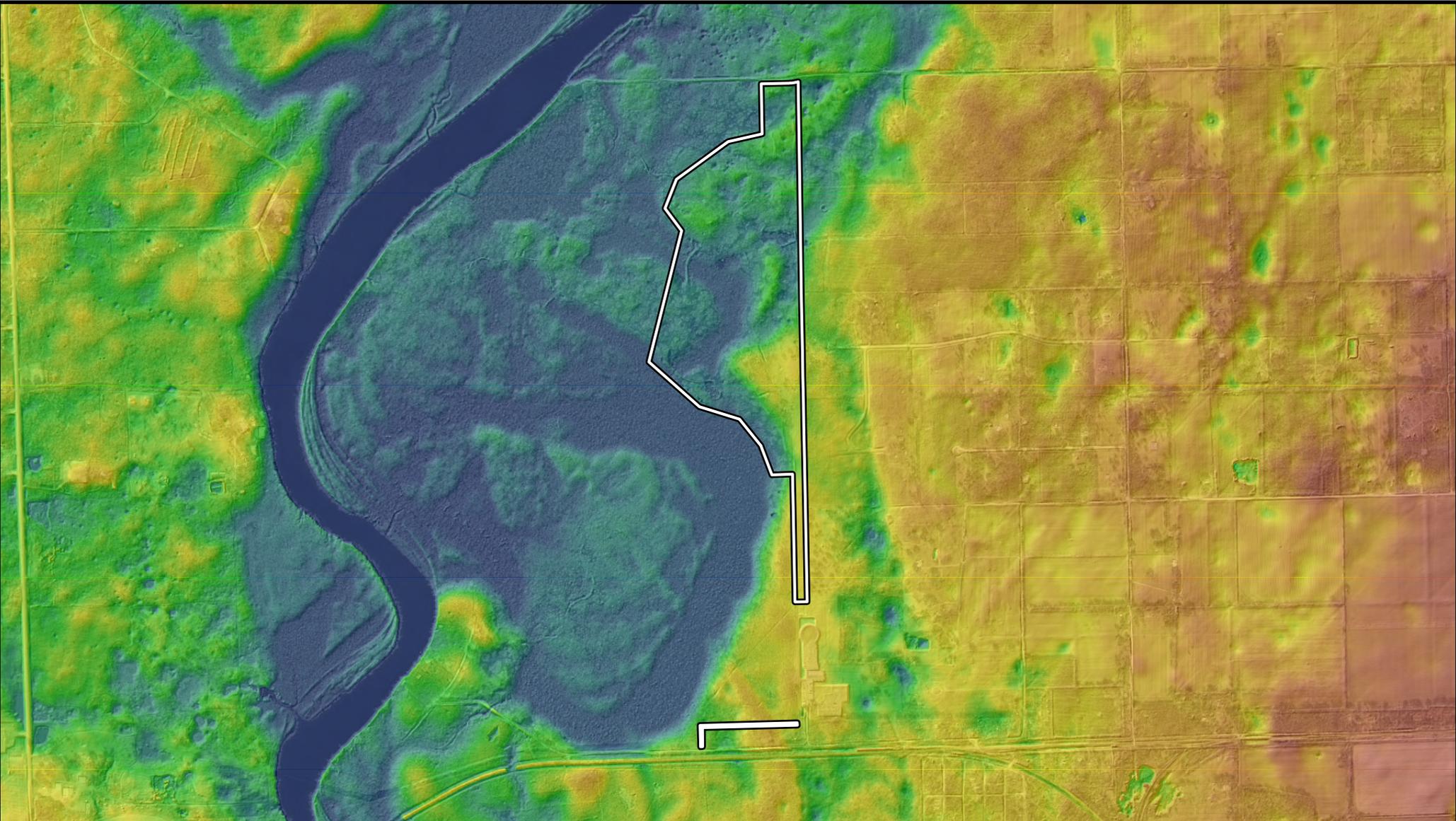


L Wright Shingle Landing Property Offer Floodplain Protection

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



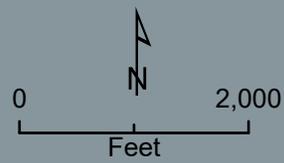
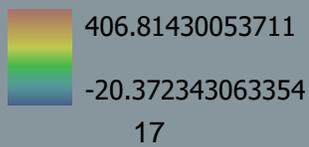
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L Wright Shingle Landing Property Offer LIDAR

 Property Boundary

Bare Earth Elevation



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SUWANNEE RIVER WATER MANAGEMENT DISTRICT

MEMORANDUM

TO: Lands Committee

FROM: Katelyn Potter, Director, Division of Outreach and Operations

THRU: Hugh Thomas, Executive Director

DATE: June 14, 2024

RE: Florida Department of Transportation Temporary Construction Easement, Britt Creek Bridge, Lafayette County

RECOMMENDATION

Authorize the granting of a temporary construction easement over 1,319 square feet +/- on District-owned land located in Lafayette County for the Britt Creek Bridge replacement, without compensation.

BACKGROUND

In May 2024, 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 1,319 square feet +/- of District-owned lands for the reconstruction of Britt Creek Bridge. The land involves is a portion of the District's Steinhatchee Springs Tract.

The temporary construction easement is needed for the placement of heavy equipment and a temporary bridge during the construction project of the Britt Creek Bridge replacement. There will be no permanent impact on the property.

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.

Copies of the FDOT Notice to Owner and surveys provided by FDOT are attached.

KCP/ao
Attachments
File #008-00591



Florida Department of Transportation

RON DESANTIS
GOVERNOR

1109 South Marion Street- MS 2020
Lake City, Florida 32025

JARED W. PERDUE, P.E.
SECRETARY

NOTICE TO OWNER

May 13, 2024

Suwannee River Water Management District, a Florida
water management district created pursuant to
Section 373.069, Florida Statutes
9225 CR 49
Live Oak, FL 32060

ITEM/SEGMENT #:	4451481
MANAGING DISTRICT:	2
F.A.P. #:	D222 061 B
STATE ROAD #:	51
COUNTY:	Lafayette
PARCEL #:	701

Dear Property Owner,

The Florida Department of Transportation is planning the following improvement of the above referenced transportation facility:

Bridge Replacement

Our research shows you own property needed for this project. This letter, along with the enclosed pamphlet entitled **Acquisition Process**, explains your rights and options and the process we must follow by law in acquiring your property. The following enclosed documents identify the property that is needed:

parcel Information Sheet - Parcel 701 (Temporary Construction Easement)

We recognize that a proposed transportation project, particularly one which requires the acquisition of private property, will usually result in many questions and concerns. Please be assured you will have sufficient time to have your questions answered, to consider and understand your rights, options and responsibilities, and make all necessary arrangements. Throughout this process, we will do our best to ensure your questions are answered, that you are treated fairly and receive all of the rights you are guaranteed by law, and that you receive a fair price for your property.

Under Federal and State law, you are entitled to certain rights and protections when the State must acquire real estate from you. The following is a summary of your rights:

- You may obtain copies of the Department's appraisal, right of way maps and construction plans.
- We will make a written offer to you to purchase your property and will negotiate with you, in good faith, to reach a mutually acceptable purchase price.
- If we cannot agree on a purchase price, we will not file a condemnation lawsuit until at least 30 days after you receive our initial written offer.
- You will receive no less than full compensation for the property acquired. Full compensation includes, the value of the real estate acquired together with damages, if any, to your remaining property.
- You may be eligible for relocation assistance benefits if you are required to move or move personal possessions from the property we acquire.
- You may receive reimbursement for reasonable attorney fees and other reasonable costs you incur for appraisal and other services associated with the Department's acquisition.

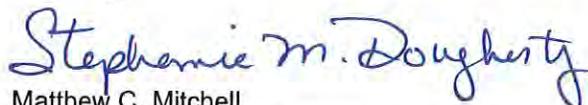
Your rights and options are more fully explained in the enclosed pamphlet entitled **Acquisition Process**. We encourage you to read this pamphlet carefully and contact us if you have any questions.

We want to negotiate with you for the purchase of your property. If you have questions about any aspect of our acquisition process or if you have information that would help us to determine a fair value for your property or help us provide service to you, please let us know. Regardless of whether or not we reach an agreement on the purchase of your property, we will do our best to be sensitive and responsive to your needs.

If you experience any problems, please do not hesitate to contact:

Florida Department of Transportation
Attn: Stephanie M. Dougherty
1109 South Marion Avenue - MS 2020
Lake City, FL 32025-5874
(800) 749-2967

Sincerely,



Matthew C. Mitchell
District Right of Way Manager
By: Stephanie M. Dougherty
Acquisition Administrator

Enclosures:

Legal Description (and/or right of way map)
Acquisition Process Pamphlet

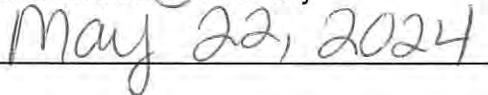
CC: Records Management

Received by: _____



Certified Mail Number: Hand Delivery

Date: _____



Part "B"

A Part Of Section 27, Township 7 South, Range 10 East, Lafayette County, Florida, Being More Particularly Described As Follows:

Commence At The Northeast Corner Of The Southwest One-Quarter Of Section 27, Township 7 South, Range 10 East, Lafayette County, Florida; Thence South 88°15'02" West, Along The North Line Of Said Southwest One-Quarter, A Distance Of 104.64 Feet To The Baseline Of Survey Of State Road 51 (A 100' Width Right Of Way As Per Florida Department Of Transportation Right Of Way Map, Section No. 33040, F.P. No. 4451481); Thence North 08°46'37" East, Along The Baseline Of Survey Of Said State Road 51, A Distance Of 125.54 Feet; Thence North 81°13'23" West, A Distance Of 50.00 Feet To The Westerly Right Of Way Line Of Said State Road 51 And To The **Point Of Beginning**; Thence South 08°46'37" West, A Distance Of 194.92 Feet To The Intersection With The Northerly Ordinary High Water Line Of Britt Creek; Thence North 55°49'45" West Along The Northerly Ordinary High Water Line Of Said Britt Creek, A Distance Of 10.55 Feet; Thence North 08°46'37" East, A Distance Of 27.29 Feet To A Curve To The Right, Having A Radius Of 1400.00 Feet; Thence Along Said Curve, Through An Angle Of 06°41'26", An Arc Distance Of 163.48 Feet And A Chord Bearing And Distance Of North 12°07'20" East, 163.39 Feet To The **Point Of Beginning**.

Containing 1319 Square Feet, More Or Less.

THIS EASEMENT shall be for a period of eighty-four (84) months commencing on the date the State of Florida Department of Transportation becomes the owner of this easement.

Parcel Description Verified By: *Michelle Vaughn*

Date: 05/09/2024

Title Information
INFORMATION CONTAINED BELOW TO BE VERIFIED BY
RIGHT OF WAY ACQUISITION AGENT

Based upon a title search through 00/00/0000
Updated through 00/00/0000

Homestead Property: Yes No

Marital Status: Married Single Separated Other _____

Owned By: (08-TE.02) Suwannee River Water Management District, a Florida water management district created pursuant to Section 373.069, Florida Statutes

Grantor's Mailing Address: _____

SUBORDINATE INTEREST: N/A

SUWANNEE RIVER WATER MANAGEMENT DISTRICT

MEMORANDUM

TO: Lands Committee

FROM: Katelyn Potter, Director, Division of Outreach and Operations

THRU: Hugh Thomas, Executive Director

DATE: June 14, 2024

RE: Florida Department of Transportation Temporary Construction Easement, Camp Grade Road, Lafayette County

RECOMMENDATION

Authorize the granting of a temporary construction easement over 1.049 acres +/- on District-owned land located in Lafayette County for Camp Grade Road improvements associated with the LA Bennett Bridge replacement, without compensation.

BACKGROUND

In June 2024, 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 1.049 acres +/- of District-owned lands in Lafayette County. The land involves is a portion of the District's Steinhatchee Springs Tract.

The temporary construction easement is needed to provide a detour route from LA Bennett Road to Camp Grade Road (roads not owned by the District), bypassing a portion of the LA Bennett Bridge. The detour will encompass 1.049 acres +/- of the adjacent District property on Steinhatchee Springs Tract. Both roads already exist and are open to the public, however the bridge replacement will route additional traffic to Camp Grade Road, of which the District owns property on either side. The temporary construction easement is an administrative procedure by FDOT relative to the increased traffic on the existing roads. No alterations to the property are planned. There will be no permanent impact on the property.

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.

Copies of the FDOT Notice to Owner and surveys provided by FDOT are attached.

KCP/ao
Attachments
File #008-00592



Florida Department of Transportation

RON DESANTIS
GOVERNOR

1109 South Marion Street- MS 2020
Lake City, Florida 32025

JARED W. PERDUE, P.E.
SECRETARY

NOTICE TO OWNER

June 18, 2024

SUWANNEE RIVER WATER MANAGEMENT DISTRICT, a public body existing under Chapter 373 of the Florida Statutes
9225 CR 49
Live Oak, FL 32060

ITEM/SEGMENT #:	4374261
MANAGING DISTRICT:	2
F.A.P. #:	D218 041 B
STATE ROAD #:	Camp Grade Rd.
COUNTY:	Lafayette
PARCEL #:	717

Dear Property Owner(s),

The Florida Department of Transportation is planning the following improvement of the above referenced transportation facility:

Bridge replacement of the Camp Grade (SE Wolf) Road bridge over the Steinhatchee River.

Our research shows you own property needed for this project. This letter, along with the enclosed pamphlet entitled **Acquisition Process**, explains your rights and options and the process we must follow by law in acquiring your property. The following enclosed documents identify the property that is needed:

Parcel information Sheet - Parcel 717 (Temporary Construction Easement)

We recognize that a proposed transportation project, particularly one which requires the acquisition of private property, will usually result in many questions and concerns. Please be assured you will have sufficient time to have your questions answered, to consider and understand your rights, options and responsibilities, and make all necessary arrangements. Throughout this process, we will do our best to ensure your questions are answered, that you are treated fairly and receive all of the rights you are guaranteed by law, and that you receive a fair price for your property.

Under Federal and State law, you are entitled to certain rights and protections when the State must acquire real estate from you. The following is a summary of your rights:

- You may obtain copies of the Department's appraisal, right of way maps and construction plans.
- We will make a written offer to you to purchase your property and will negotiate with you, in good faith, to reach a mutually acceptable purchase price.
- If we cannot agree on a purchase price, we will not file a condemnation lawsuit until at least 30 days after you receive our initial written offer.
- You will receive no less than full compensation for the property acquired. Full compensation includes, the value of the real estate acquired together with damages, if any, to your remaining property.
- You may be eligible for relocation assistance benefits if you are required to move or move personal possessions from the property we acquire.
- You may receive reimbursement for reasonable attorney fees and other reasonable costs you incur for appraisal and other services associated with the Department's acquisition.

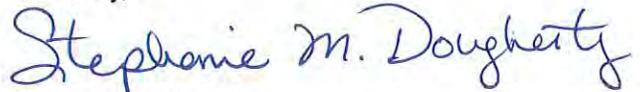
Your rights and options are more fully explained in the enclosed pamphlet entitled **Acquisition Process**. We encourage you to read this pamphlet carefully and contact us if you have any questions.

We want to negotiate with you for the purchase of your property. If you have questions about any aspect of our acquisition process or if you have information that would help us to determine a fair value for your property or help us provide service to you, please let us know. Regardless of whether or not we reach an agreement on the purchase of your property, we will do our best to be sensitive and responsive to your needs.

If you experience any problems, please do not hesitate to contact:

Florida Department of Transportation
Attn: Stephanie M. Dougherty
1109 South Marion Avenue - MS 2020
Lake City, FL 32025-5874
(800) 749-2967

Sincerely,



Matthew C. Mitchell
District Right of Way Manager
By: Stephanie M. Dougherty
Acquisition Administrator

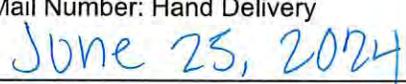
Enclosures:

Legal Description (and/or right of way map)
Acquisition Process Pamphlet
CC: Records Management

Received by: _____

Certified Mail Number: Hand Delivery

Date: _____

SUWANNEE RIVER WATER MANAGEMENT DISTRICT

MEMORANDUM

TO: Lands Committee

FROM: Katelyn Potter, Director, Division of Outreach and Operations

THRU: Hugh Thomas, Executive Director

DATE: June 17, 2024

RE: Goosen Access Easement, Country Club Road Tract, Columbia County

RECOMMENDATION

Approve an access easement on Country Club Road Tract in Columbia County with Deserrai Jillene Goosen.

BACKGROUND

In March 2024, the District received a request from Deserrai Jillene Goosen for an access easement across the Country Club Road Tract in Columbia County.

Ms. Goosen owns real property at 399 SE Fritzi Court, Lake City, FL, which is adjacent to the District's Country Club Road Tract in Columbia County. Ms. Goosen's property is accessed through Fritzi Court, a private drive off of Country Club Road, which runs through the District's tract and dead ends amongst several dwellings on the northeast corner of the tract.

Ms. Goosen has owned the property and utilized the access since 2015. Recently, a title search revealed no dedicated access to her property.

A known access easement exists across Fritzi Court for a neighboring homeowner. On November 12, 2013, the Governing Board granted an easement across Fritzi Court to Anthony Libasci and Tiffany French for access to their home located at 452 SE Fritzi Ct, Lake City, which is located near Ms. Goosen's property.

The requested easement would be limited to Fritzi Court and include language allowing the District to move the easement if determined necessary.

The District's Land Acquisition and Surplus Team reviewed the proposal on May 30, 2024, and recommends that the District grant the easement, with language that it can be moved based on District needs. Ms. Goosen has agreed to absorb all the costs associated with the easement and recording.

Copies of the property appraiser parcel and easement request are attached.

KCP/ao
File #008-00593
Attachments

From: [Bonnie Green](#)
To: [Acquisitions](#)
Cc: [Schroeder, Stephen](#); [Potter, Katelyn](#); tomreeves@earthlink.net; [Radcliff, Lorna](#); [Loretta Steinmann](#)
Subject: Easement for Deserrai Jillene Goosen from SRWMD over SE Fritzi Court
Date: Friday, March 22, 2024 5:27:36 PM
Attachments: [image001.png](#)
[FATIC Title Search Commitment for Deserrai Jillene Goosen 3-22-24.pdf](#)
[Quit-Claim Deed to Deserrai Goosen Davis.pdf](#)
[Deserrai Goosen parcel.pdf](#)

Some people who received this message don't often get email from bonniegreen@darbypeelee.com. [Learn why this is important](#)

CAUTION: This email originated from outside of the District. Do not click links or open attachments unless you recognize and have verified the sender and know the content is safe.

Dear Sir or Madam,

I am emailing you on behalf of my client, DESERRAI JILLENE GOOSEN, f/k/a Deserrai Goosen Davis, who is requesting an easement over District lands, specifically, SE Fritzi Court, in Columbia County, Florida, and approximately 80 feet between SE Fritzi Court and Ms. Goosen's property line. Ms. Goosen currently does not possess legal access to her property, which consists of 5 acres and a home, and hereby requests, through her counsel, to purchase an easement for ingress and egress from the District.

Attached is a copy of Mrs. Goosen's deed to the subject property and a title search commitment prepared by First American Title Insurance Company, which includes an exception from coverage for lack of access. Specifically, Schedule B, Part II, item 12, states: "The public records do not show any legal right of access to or from the land"

This request acknowledges that Ms. Goosen will be responsible for all costs associated with the creation of the easement, including but not limited to, the costs of a survey, appraisal, value of the land, recording fees and District attorney's fees. We would appreciate your submitting this request to the District's Governing Board at your earliest convenience.

Please confirm receipt of this request and let me know if there is anything further you need at this time to move forward with submitting the request to the Governing Board. We appreciate your attention to this matter. Thank you.



Bonnie S. Green

Florida Bar No.: 0107085

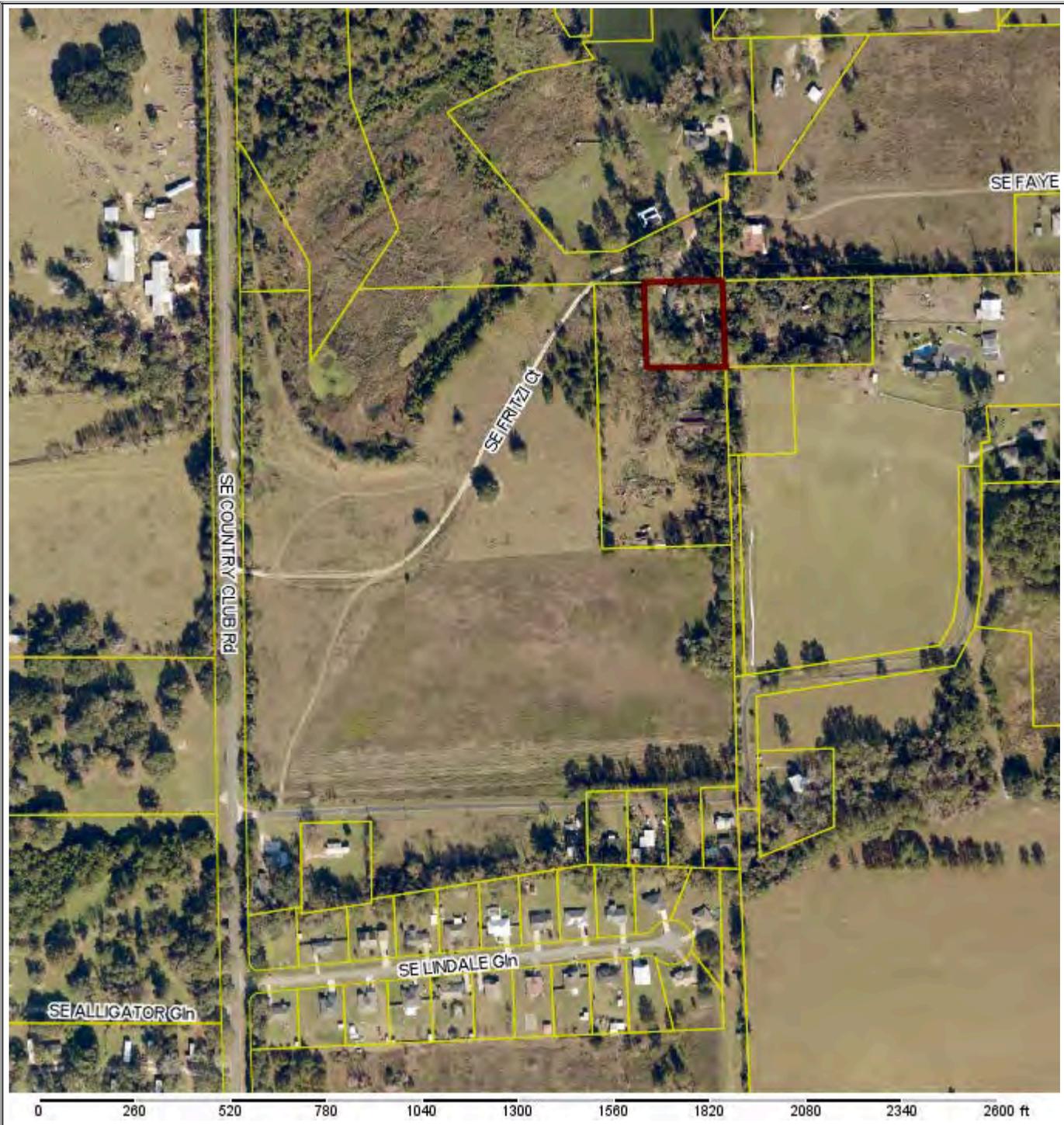
1241 S. Marion Avenue

Lake City, Florida 32025

Telephone: (386)752-4120

Facsimile Transmittal: (386) 755-4569

bonniegreen@darbypeelee.com



Columbia County Property Appraiser

Jeff Hampton | Lake City, Florida | 386-758-1083

PARCEL: 03-4S-17-07486-005 (27934) | SINGLE FAMILY (0100) | 1.1 AC
 BEG NE COR OF NW1/4 OF SW1/4, S 225.33 FT, W 212.45 FT, N 225.38 FT, E 211.96 FT TO POB. QC 1293-628,

GOSEN DESERRAI JILLENE

Owner: 365 NW FAIRWAY DR
 LAKE CITY, FL 32055
 Site: 399 SE FRITZI CT, LAKE CITY
 Sales Info: 3/27/2015 \$100 I(U)

2024 Working Values

Mkt Lnd	\$14,300	Appraised	\$149,166
Ag Lnd	\$0	Assessed	\$149,166
Bldg	\$134,666	Exempt	\$0
XFOB	\$200	county:	\$149,166
Just	\$149,166	Total	city:\$0
		Taxable	other:\$0
			school:\$149,166

NOTES:

Columbia County, FL



The information presented on this website was derived from data which was compiled by the Columbia County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, it's use, or it's interpretation. This website was last updated: 5/23/2024 and may not reflect the data currently on file at our office.

GrizzlyLogic.com

SUWANNEE RIVER WATER MANAGEMENT DISTRICT

MEMORANDUM

TO: Lands Committee
FROM: Katelyn Potter, Director, Division of Outreach and Operations
THRU: Hugh Thomas, Executive Director
DATE: June 17, 2024
RE: Denial of Exchange Offer from Mikel Koon, Suwannee County

RECOMMENDATION

Deny the offer to exchange property in fee for a conservation easement and access easement with Mikel Koon, Suwannee County.

BACKGROUND

In June 2023, the District received an offer from Mikel Koon to exchange 80 acres of the District's Rocky Creek Tract in Suwannee County for 62 acres in less than fee ownership of Mr. Koon's property adjacent to the tract, along with an access easement to the eastern side of the Rocky Creek Tract. Staff reviewed the offer and considered the exchange for its benefits to land management, conservation, water resource protection, project potential, and recreation.

The District's Rocky Creek Tract is 251.07 acres in total with Rocky Creek bifurcating the property as it drains to the Suwannee River. The tract is actively managed through timber harvests, woods mowing, and hardwood chipping operations. The tract has a number of known gopher tortoise burrows which are expected to increase as restoration continues. The tract and Rocky Creek provide an important wildlife corridor from Rocky Creek to the Suwannee River and under I-75 to other conservation lands.

The exchange proposal would allow for permanent access to the eastern side of Rocky Creek Tract. However, the exchange would reduce the overall parcel size, which are less desirable for management purposes and would interrupt the resource corridor that is being restored. Currently, access to the eastern side of the parcel is provided through a written agreement with an adjacent landowner.

The offeror also requested the installation of a high fence around the acquired parcel and a desire to purchase an additional 17 acres in the future. The 60-acre portion offered in less-than-fee acquisition was recently clear-cut and replanted in pine.

The Rocky Creek Tract is within the 10-year and 100-year floodplain and provides important natural resource protection. Ownership of the property is consistent with the District's goal of floodplain protection. The tract is not listed or planned for surplus.

The offer was reviewed by the District's Land Acquisition and Surplus Team on May 30, 2024. Based on the tract's alignment with District land ownership, current restoration activities, desire to keep the tract size intact, and current access, staff recommends denial of the exchange offer.

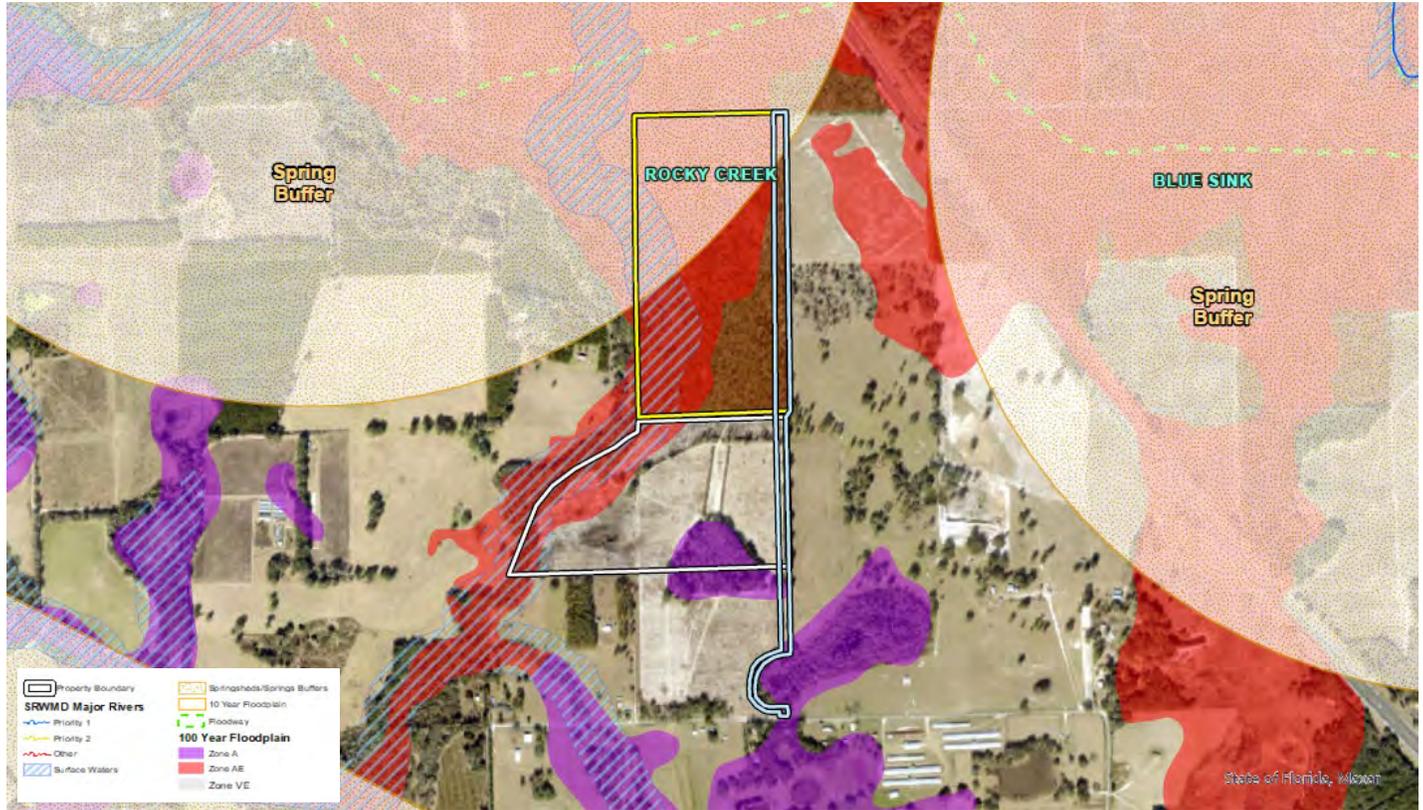
The offeror was notified of the staff recommendation and did not wish to withdraw his offer.

Copies of the triage and summary maps are attached.

KCP/ao
File #2023-010
Attachments



SUWANNEE TRIAGE ANALYSIS RESULTS



Property Name: Rocky Creek - Koon Exchange 2

Acreage: ± 62 ac

Transaction Type: Exchange

Date: 06/18/24

County: Suwannee

SRWMD Florida Forever: Yes

Statewide Florida Forever: No

Surface Water Protection

Major River: (N)

Riverine Surface Waters: (Y) [± 9.3 ac]

Springs Protection

Springshed: (N)

Flood Protection

Floodway: (N)

10 Year Floodplain: (Y) [± 3.7 ac]

100 Year Floodplain: (Y) [± 18.23 ac]

Miscellaneous

PFA: (N)

WSPA: (Y) [Eastern]

BMAP: (N)

JERRY BRANCH

SWIFT CREEK

ROCKY CREEK

BLUE SINK

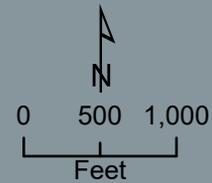
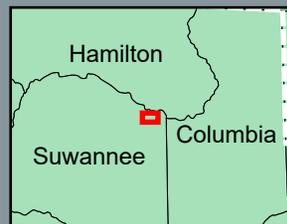
75

36A

State of Florida, Maxar

Rocky Creek Exchange - Koon 2 Suwannee County

-  Proposed Easement ± 12 ac
-  Potential SRWMD Acquisition ± 62 ac
-  Potential SRWMD Exchange ± 80 ac
-  SRWMD Ownership/CE
-  Other Public Ownership
35



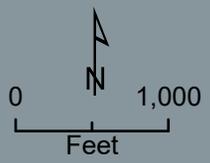
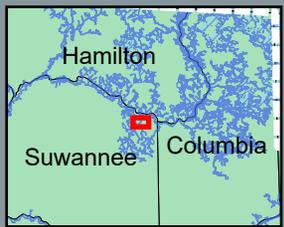
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State of Florida, Maxar

-  Potential SRWMD Acquisition ± 62 ac
-  Potential SRWMD Exchange ± 80 ac
-  Proposed Easement ± 12 ac
-  Surface Waters (Riverine)
- SRWMD Major Rivers**
-  Priority 1
-  Priority 2
-  Other

Rocky Creek Exchange - Koon 2 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 6/18/2024



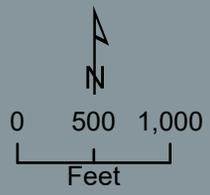
Spring
Buffer

Spring
Buffer

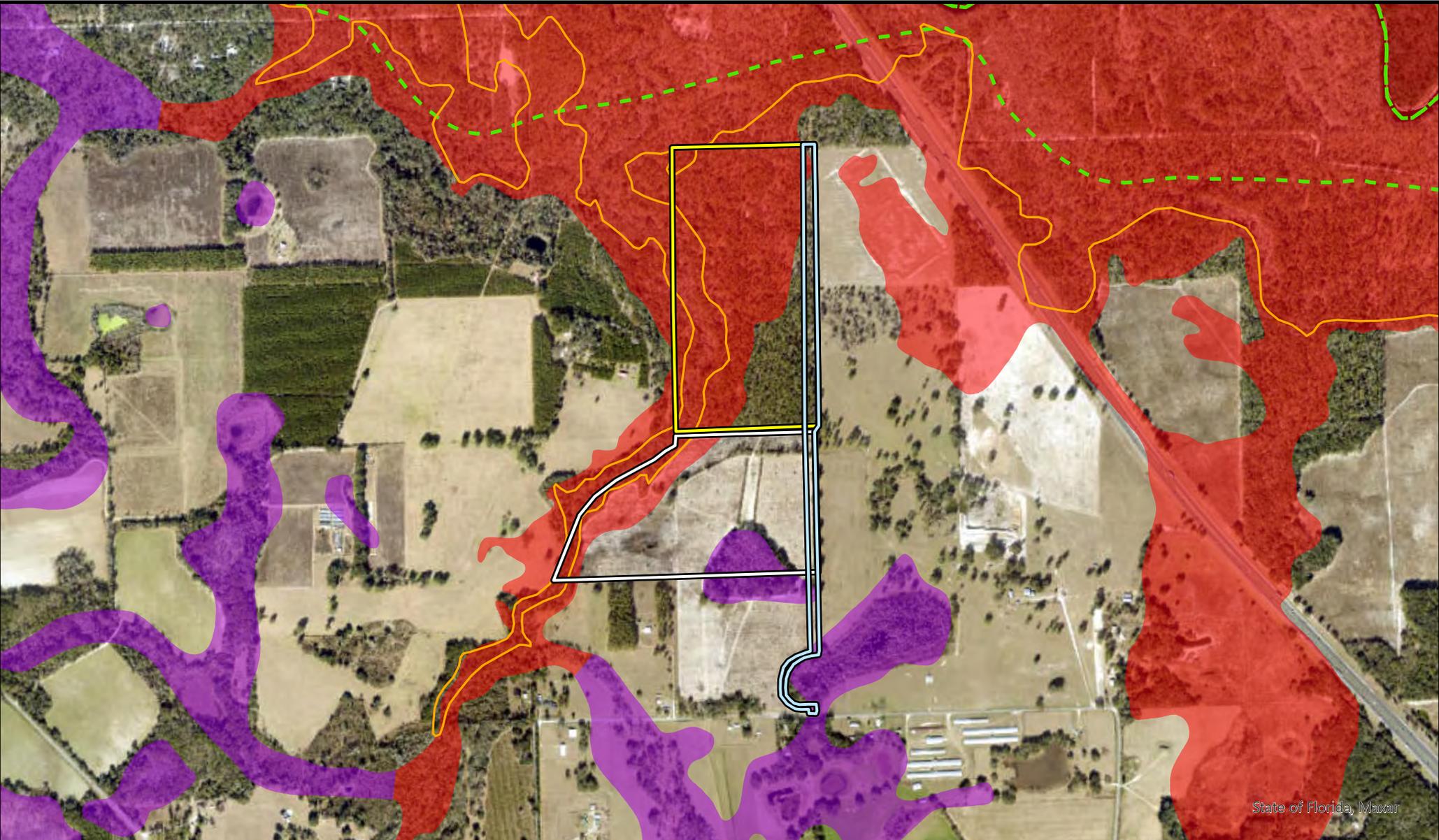
Troy Peacock
Lafayette Blue
Falmouth
Springshed

Rocky Creek Exchange - Koon 2 Property Offer Springs Protection

-  Potential SRWMD Acquisition ± 62 ac
-  Potential SRWMD Exchange ± 80 ac
-  Proposed Easement ± 12 ac
-  Springs Protection
-  Springs



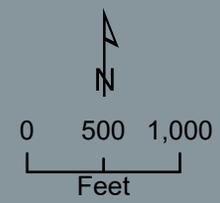
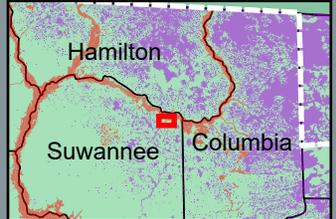
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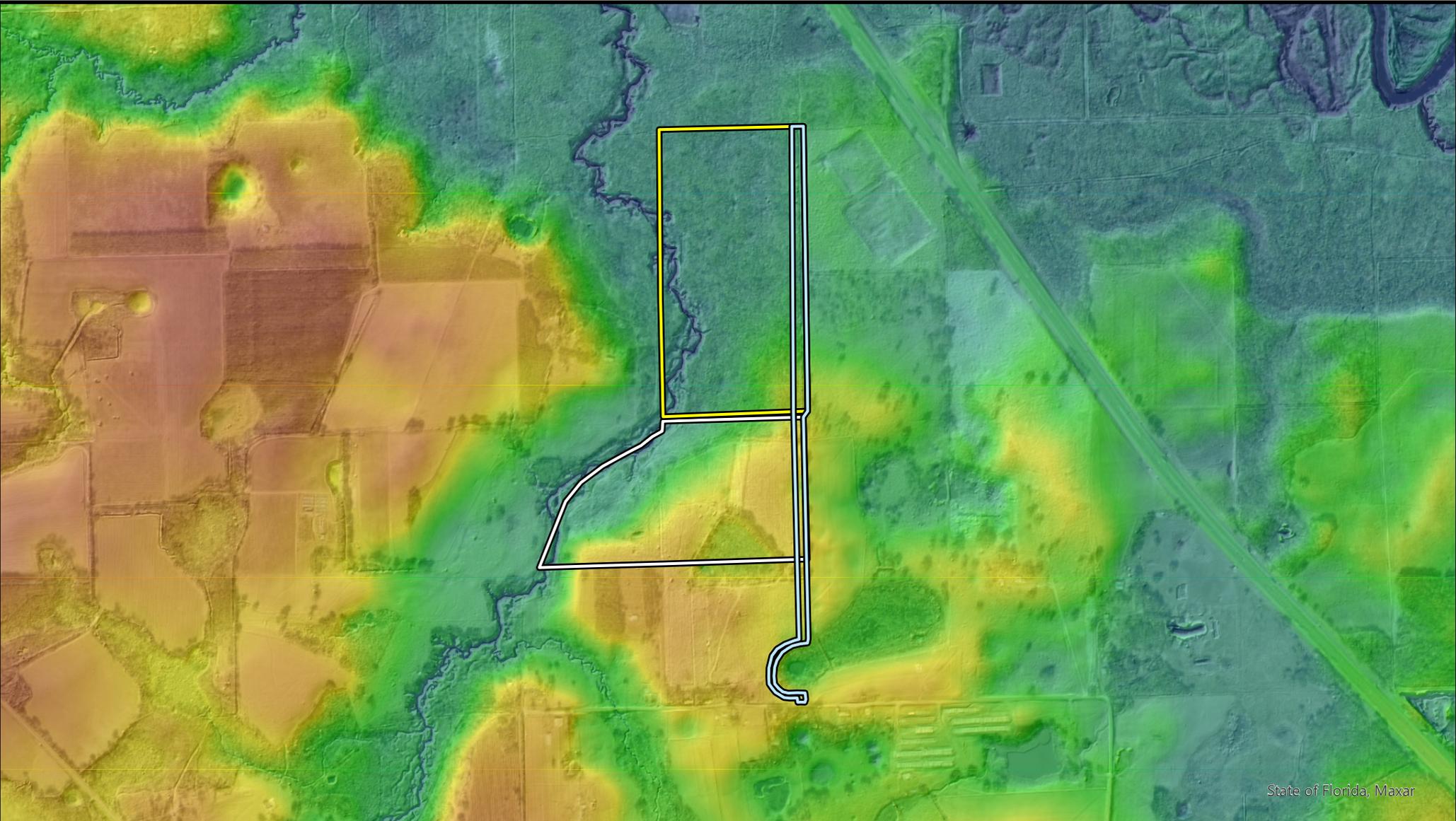
State of Florida, Maxar

-  Potential SRWMD Acquisition ± 62 ac
-  Potential SRWMD Exchange ± 80 ac
-  Proposed Easement ± 12 ac
-  10 Year Floodplain
-  Floodway
-  100 Year Floodplain
-  Zone A **38**
-  Zone AE

Rocky Creek Exchange - Koon 2 Property Offer Floodplain 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 6/18/2024

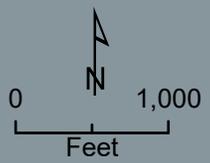
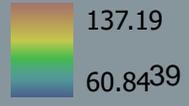


State of Florida, Maxar

-  Potential SRWMD Acquisition ± 62 ac
-  Potential SRWMD Exchange ± 80 ac
-  Proposed Easement ± 12 ac

Rocky Creek Exchange - Koon 2 Property Offer LIDAR

Bare Earth Elevation



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SUWANNEE RIVER WATER MANAGEMENT DISTRICT

MEMORANDUM

TO: Governing Board

FROM: Katelyn Potter, Director, Division of Outreach and Operations

THRU: Hugh Thomas, Executive Director

DATE: June 17, 2024

RE: Right of First Refusal on Zellwin Farms Company - Jennings Bluff Conservation Easement, Hamilton County

RECOMMENDATION

Decline to exercise the right of first refusal on the Zellwin Farms Company - Jennings Bluff Conservation Easement in Hamilton County.

BACKGROUND

The District purchased a conservation easement on 304.3 acres of land known as the Jennings Bluff Conservation Easement in February 1989. At the time of purchasing the conservation easement, the District also reserved a right of first refusal to purchase the fee on said land in the event the owner elected to sell to a third party.

In May 2024, the District received notice that the current owner has received a *bona fide* offer to purchase the easement parcel as part of a larger sale. Under the terms of the conservation easement, the District has 90 days to exercise its right of first refusal to purchase the property. The District has been offered the easement acreage for \$1,500,000.

The District's Acquisition and Surplus Team reviewed the proposal on May 30, 2024, and determined that ownership of the fee would not enhance the District's ability to provide for conservation on the property and would not otherwise benefit the District. Staff therefore recommends that the District decline to purchase the property in fee under the terms of the right of first refusal.

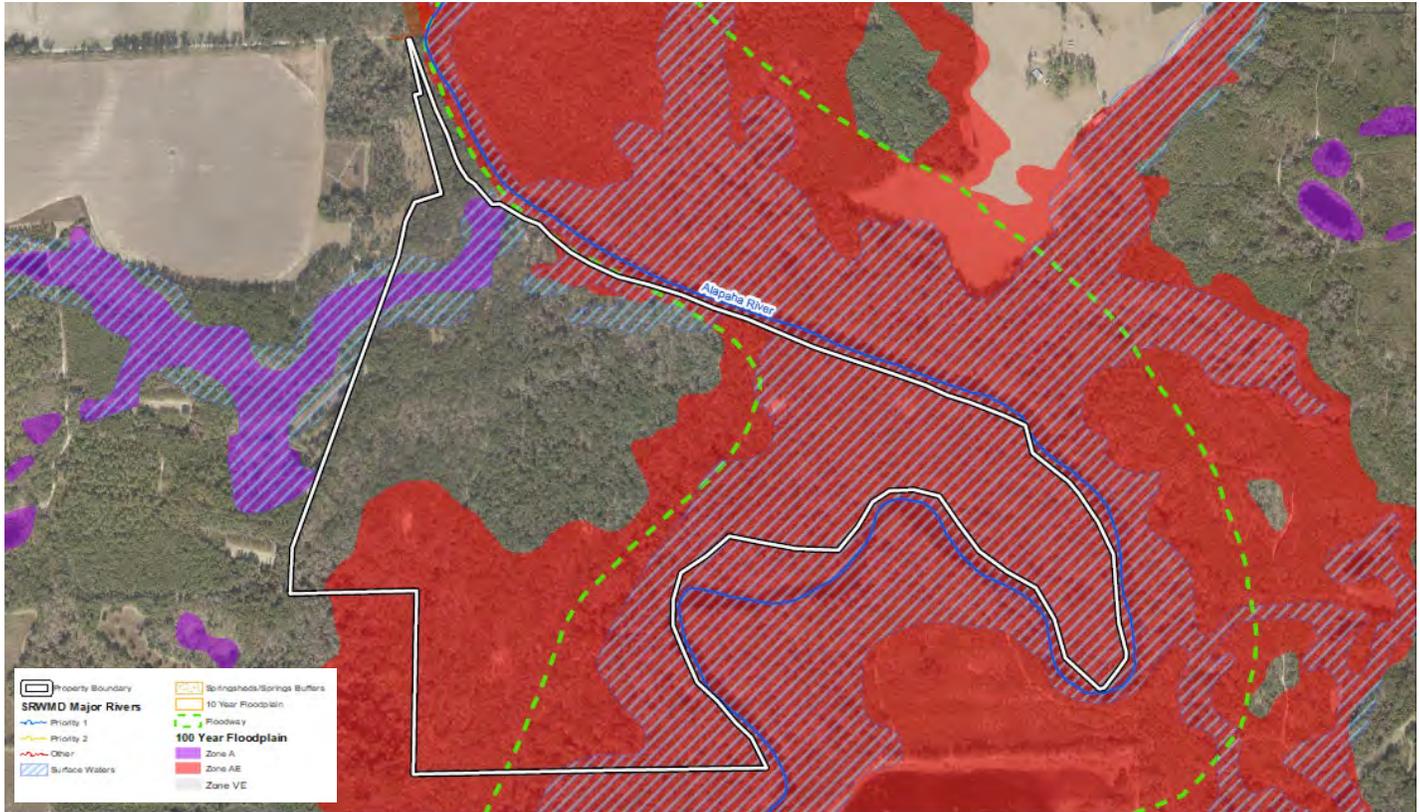
The sale to a third party will have no impact on the District's enforcement of its conservation easement which will continue to be binding on the purchasers. The contract for sale specifically states that the property is subject to the conservation easement. Staff have already been in contact with the buyers and are planning a site visit to review the easement terms.

A map of the conservation easement area is attached.

KCP/ao
File #020-00001
Attachments



SUWANNEE TRIAGE ANALYSIS RESULTS



Date: 06/18/24

Property Name: Zellwin Farms

County: Hamilton

Acreage: ± 303

SRWMD Florida Forever: No

Transaction Type: Conservation Easement

Statewide Florida Forever: No

Surface Water Protection

Major River: (Y) [Alapaha – Priority 1]

Riverine Surface Waters: (Y) [± 116 ac]

Flood Protection

Floodway: (Y) [± 119 ac]

10 Year Floodplain: (Y) [± 146 ac]

100 Year Floodplain: (Y) [± 195 ac]

Springs Protection

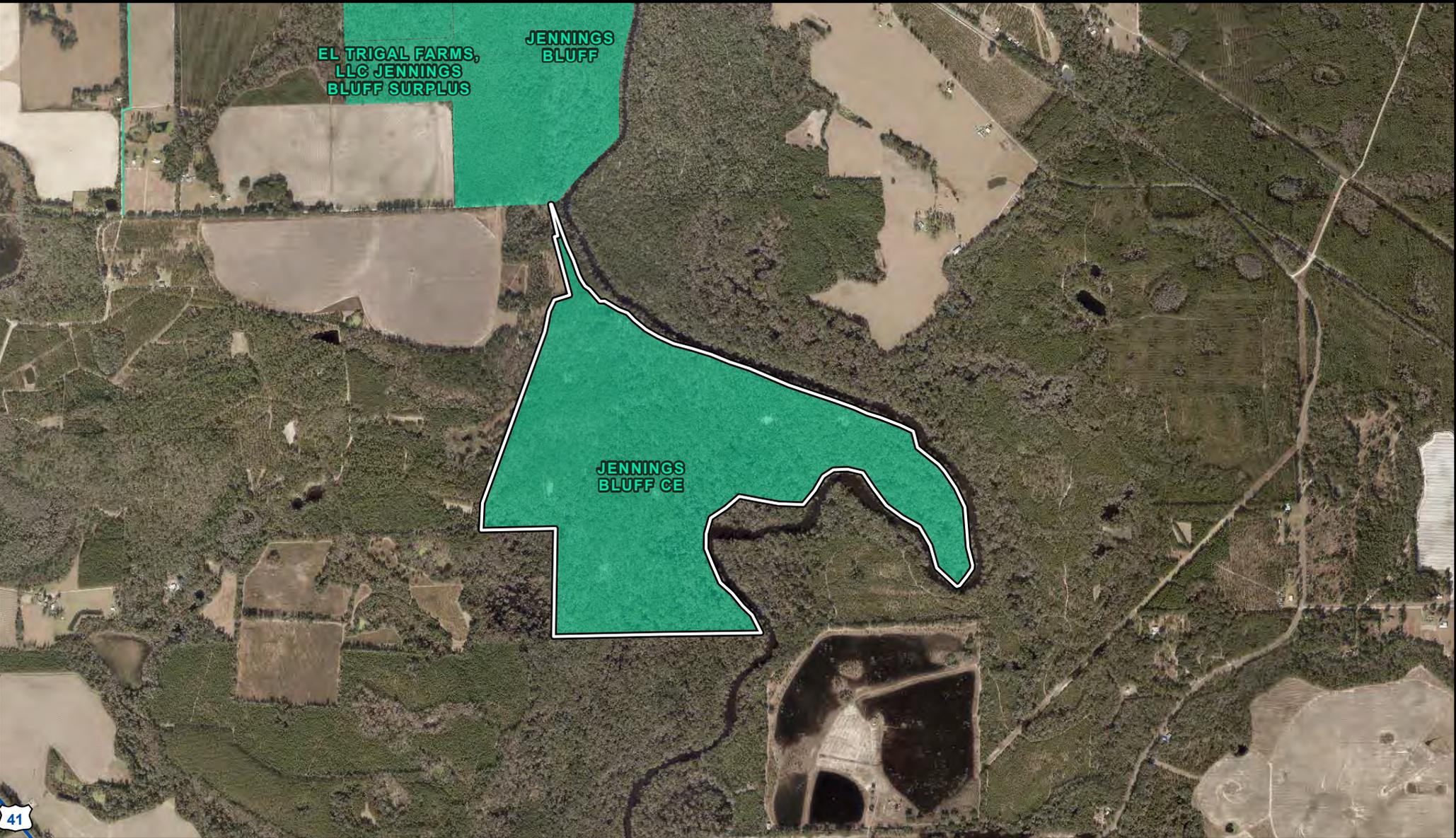
Springshed: (N)

Miscellaneous

PFA: (N)

WSPA: (Y) [Eastern]

BMAP: (N)



EL TRIGAL FARMS,
LLC JENNINGS
BLUFF SURPLUS

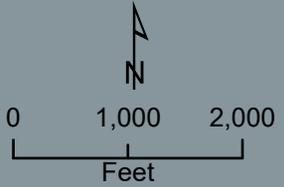
JENNINGS
BLUFF

JENNINGS
BLUFF CE

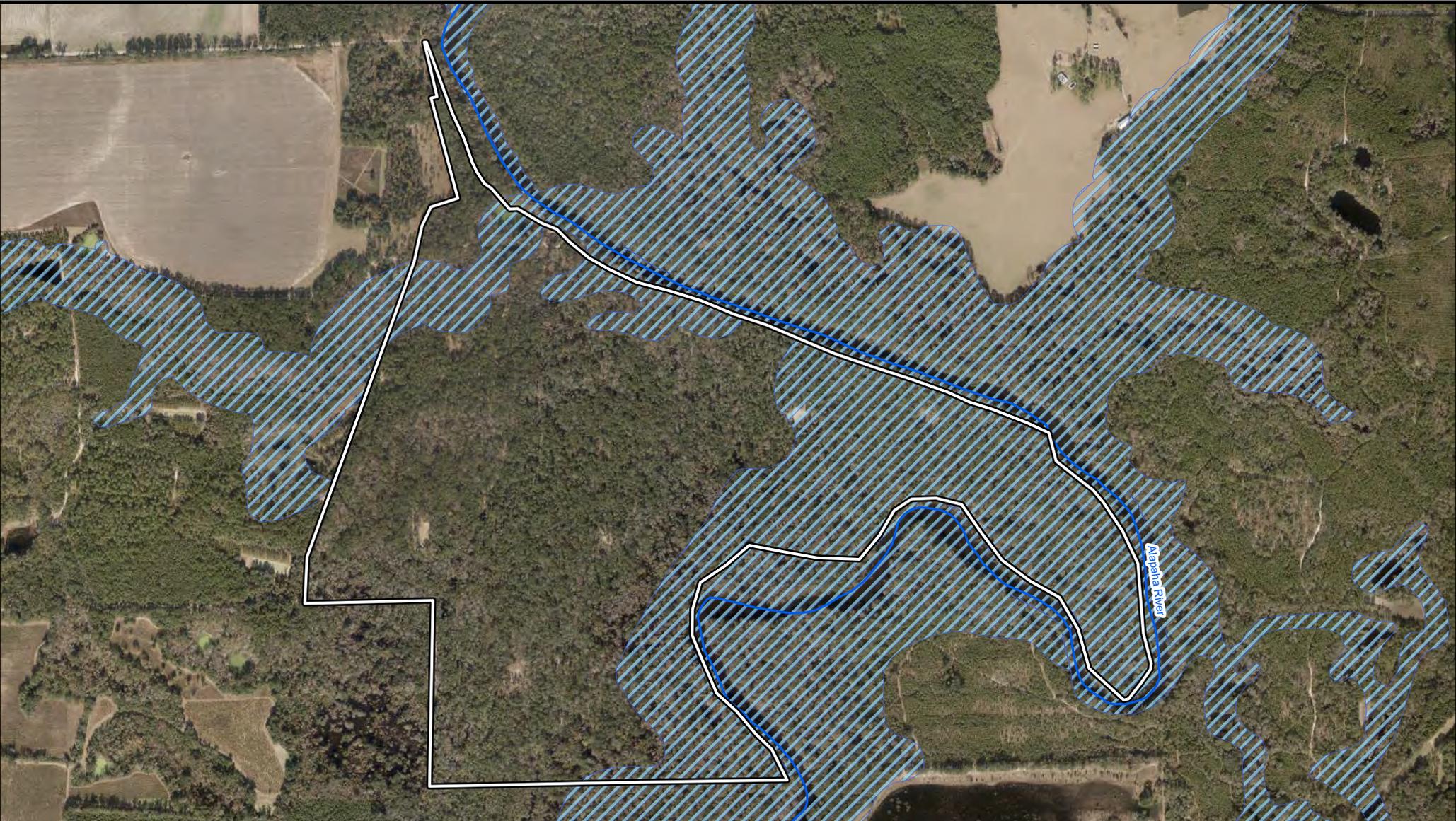
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**Zellwin Farms
± 303 Ac
Hamilton County**

-  Property Boundary
-  SRWMD Ownership/CE
-  Other Public Ownership

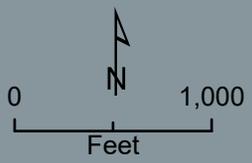
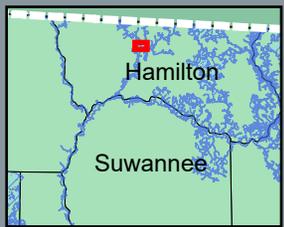


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Zellwin Farms Property Offer Surface Water Protection

-  Property Boundary
-  Surface Waters (Riverine)
- SRWMD Major Rivers
 -  Priority 1
 -  Priority 2
 -  Other 43



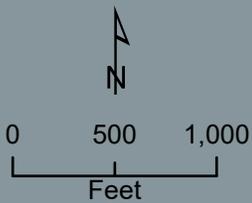
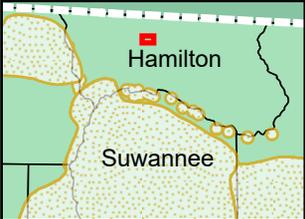
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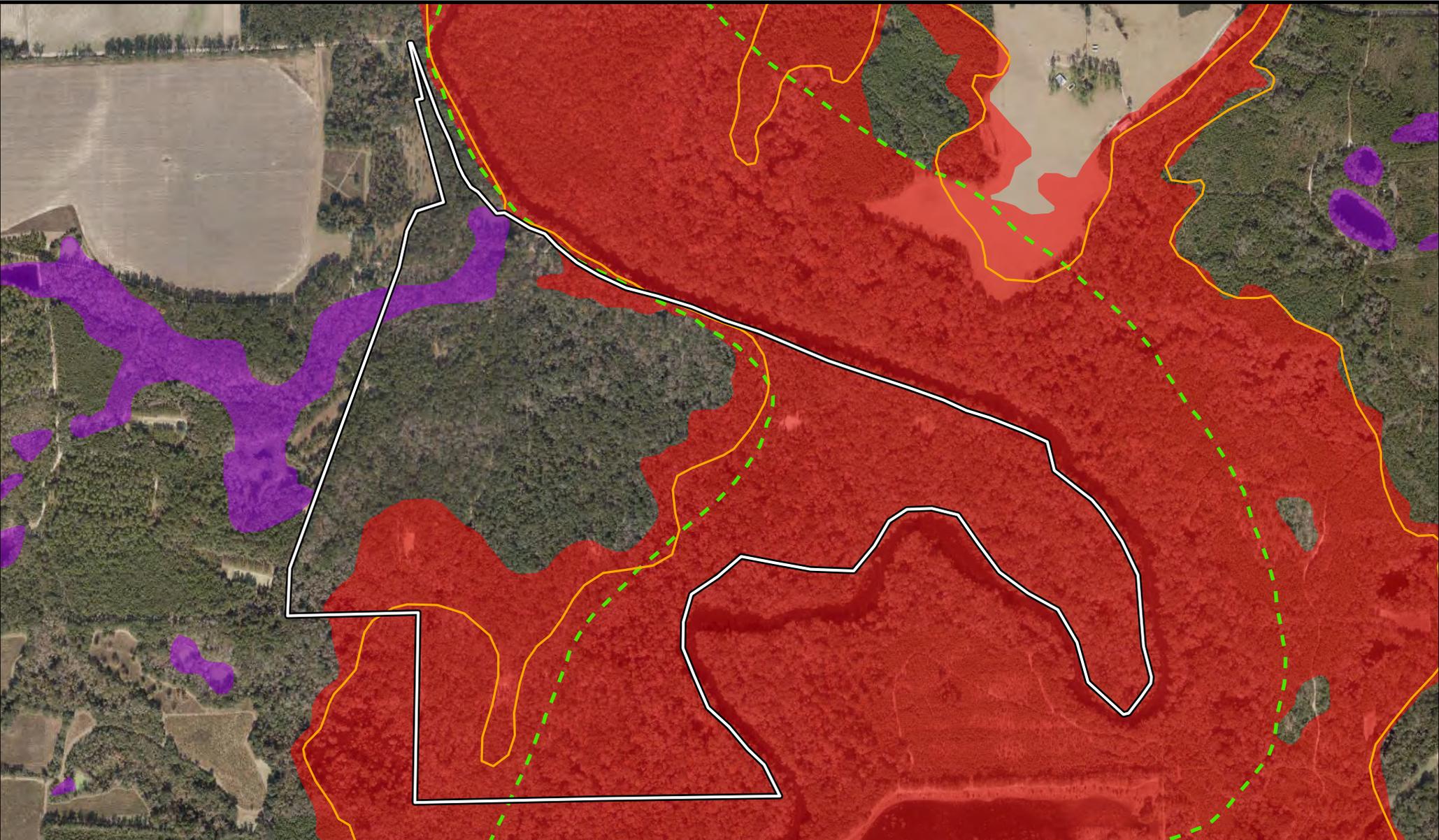
Zellwin Farms Property Offer Springs Protection

-  Property Boundary
-  Springs Protection
-  Springs

44

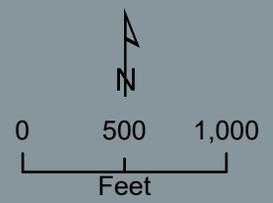
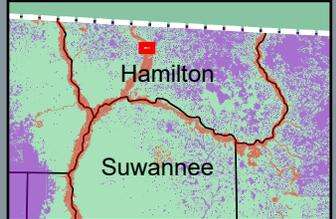


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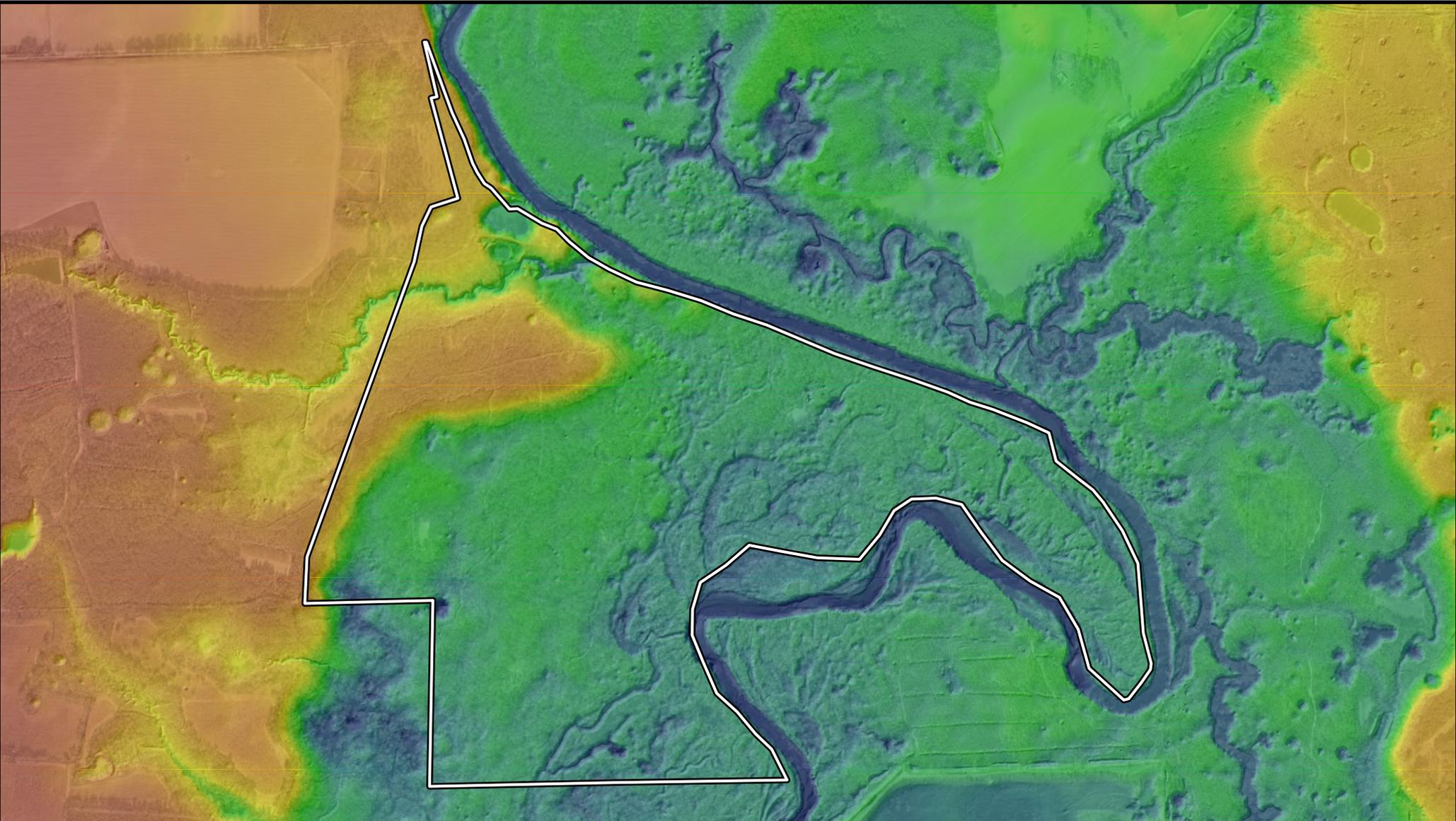


-  Property Boundary
-  10 Year Floodplain
-  Floodway
- 100 Year Floodplain
-  Zone A
-  Zone AE
45
-  Zellwin_Jennings_10

Zellwin Farms Property Offer Floodplain 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 6/18/2024



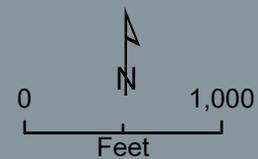
 Property Boundary

Bare Earth Elevation



46

**Zellwin Farms
Property Offer
LIDAR**



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 6/18/2024

SUWANNEE RIVER WATER MANAGEMENT DISTRICT

MEMORANDUM

TO: Land Committee
FROM: Katelyn Potter, Director, Division of Outreach and Operations
THRU: Hugh Thomas, Executive Director
DATE: June 19, 2024
RE: Governing Board Directive Number 24-0004, Utility and Right of Way Easements

RECOMMENDATION

Approve Governing Board Directive Number 24-0004 for Utility and Right of Way Easements

BACKGROUND

On March 14, 2000, the Governing Board approved Requests for Ingress and Egress and Rights of Way Across District Lands Directive (GBD) 90-2 LA. This directive updated previous versions and established the criteria for submitting an easement request, along with the District's policy on how easements would be evaluated.

The updated version proposed the following changes:

- Clarifies the information to be provided within an easement request.
- Includes the District's right to move access easements based on District needs.
- Lists previous Governing Board and program directives being superseded.

Approval of the revised directive will supersede 90-2 LA (revised in 2000) and 92-0001, along with all former versions of similar content and nature and become effective immediately.

A redline and clean copy of the directive are attached.

KCP/ao
Attachments

SUWANNEE RIVER WATER MANAGEMENT DISTRICT
GOVERNING BOARD DIRECTIVE



Policy Number: [GBD92-000124-0004](#)

Date Approved: [Date July 09, 2024](#)

Subject: [Requests for Rights-of-Way Access and Utility Easement Requests](#)

Approval:

Virginia Johns, Chair

~~Richard Schwab~~ Charles Keith, Secretary/Treasurer

1.0 Reference to Prior Policy

[None. 90-2 LA \(revised in March 2000\), 92-0001 and all former versions of program and/or board directives pertaining to right of way, access, and/or utility easements across District lands.](#)

2.0 Purpose and Intent

The purpose of this directive is to enable District staff to respond to requests for rights-of-way received from private interests, quasi-public utilities, or other entities in a consistent and timely manner. To set guidelines that will allow the District to protect the natural state and condition of its lands, maintain adequate management control, and receive just compensation for any rights in real property that may be conveyed and for degradation to the land.

3.0 Definitions

- a) Easement – The right to use the real property of another for a specific purpose.
- b) Right-of-Way – The legal right, established by usage or grant, to pass along a specific route through property belonging to another.

4.0 Elements of Policy

The granting of an easement for commercial or utility purposes, not related to District land management activities, is considered incompatible with the purposes for which the lands were acquired as specified in Chapter 373, F.S. The District recognizes that in some cases the public interest benefits of allowing a right-of-way to be sited may be more significant than the loss of use of the area to be affected.

Such requests will be considered for recommendation to the District's Governing Board only under the following circumstances:

1. The proposed project must provide significant public benefits.
2. The proposed project must provide the highest "Net Positive Benefit" to the natural resources, meaning it must avoid wetlands and other environmentally sensitive areas.
3. Applicant agrees to pay fair market value and costs of administering the application including appraisal fee (from a District-approved appraiser), survey fees, and administrative and legal costs.
- ~~3.4.~~ A special use authorization or temporary access agreement is not applicable due to the nature of the request.

Staff will require certain information necessary to adequately describe and evaluate a request, including:

1. Type of access being sought.
- ~~4.2.~~ A map or aerial photograph at a scale of at least 1:24,000 showing the proposed route.
3. A complete description of all the proposed alternative routes, including dimensions, and intended uses and anticipated life span.
4. Explanation of the need and alternative routes considered.
5. Deed or other controlling interest document.
6. Parcel number(s) of the requestors destination property.
- ~~2.~~ Parcel number(s) of the District property over which the easement is being sought.
7.
- ~~3.~~ Description of public interests benefit (see criteria below).
8.
- ~~4.9.~~ Proposed net positive benefit provided to the lands.

Following an evaluation of the request by the staff, a written report bearing the staff recommendation shall be sent to the applicant. The Governing Board will then consider the request.

Upon receipt by the District of a court-issued order of taking, the public benefit test will be considered to have been met. The requirement for a net positive benefit and just compensation may then be set by the court through the condemnation process.

If a right or rights are to be granted, they shall be described in the most limited manner and conveyed in the most limited form that meets the intended purpose. Specific maintenance and liability requirements will also be included in the

conditions of the easement.

The District will be the final arbiter in determining the actual location of the right-of-way and will include language allowing for the relocation of an easement based on District needs (where applicable).--

Easements may only be granted upon approval and execution by the Governing Board.

~~At the time of any conveyance by the District, the applicant shall provide: (1) payment for the fair market value as determined by a real estate appraiser from the District's approved list; (2) payment of any reasonable administrative, survey and legal costs; and (3) a binding agreement acceptable to the District as to the actions to be taken by the applicant to create the net positive benefit.~~

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SUWANNEE RIVER WATER MANAGEMENT DISTRICT

GOVERNING BOARD DIRECTIVE



Policy Number: GBD24-0004
Date Approved: July 09, 2024
Subject: Access and Utility Easement Requests
Approval:

Virginia Johns, Chair

Charles Keith, Secretary/Treasurer

1.0 Reference to Prior Policy

90-2 LA (revised in March 2000), 92-0001 and all former versions of program and/or board directives pertaining to right of way, access, and/or utility easements across District lands.

2.0 Purpose and Intent

The purpose of this directive is to enable District staff to respond to requests for rights-of-way received from private interests, quasi-public utilities, or other entities in a consistent and timely manner. To set guidelines that will allow the District to protect the natural state and condition of its lands, maintain adequate management control, and receive just compensation for any rights in real property that may be conveyed and for degradation to the land.

3.0 Definitions

- a) Easement – The right to use the real property of another for a specific purpose.
- b) Right-of-Way – The legal right, established by usage or grant, to pass along a specific route through property belonging to another.

4.0 Elements of Policy

The granting of an easement for commercial or utility purposes, not related to District land management activities, is considered incompatible with the purposes for which the lands were acquired as specified in Chapter 373, F.S. The District recognizes that in some cases the public interest benefits of allowing a right-of-way to be sited may be more significant than the loss of use of the area to be affected.

Such requests will be considered for recommendation to the District's Governing Board only under the following circumstances:

1. The proposed project must provide significant public benefits.
2. The proposed project must provide the highest "Net Positive Benefit" to the natural resources, meaning it must avoid wetlands and other environmentally sensitive areas.
3. Applicant agrees to pay fair market value and costs of administering the application including appraisal fee (from a District-approved appraiser), survey fees, and administrative and legal costs.
4. A special use authorization or temporary access agreement is not applicable due to the nature of the request.

Staff will require certain information necessary to adequately describe and evaluate a request, including:

1. Type of access being sought.
2. A map or aerial photograph showing the proposed route.
3. A complete description of the proposed route, including dimensions, and intended uses and anticipated life span.
4. Explanation of the need and alternative routes considered.
5. Deed or other controlling interest document.
6. Parcel number(s) of the requestors destination property.
7. Parcel number(s) of the District property over which the easement is being sought.
8. Description of public interests benefit
9. Proposed net positive benefit provided to the lands.

Following an evaluation of the request by the staff, a written report bearing the staff recommendation shall be sent to the applicant. The Governing Board will then consider the request.

Upon receipt by the District of a court-issued order of taking, the public benefit test will be considered to have been met. The requirement for a net positive benefit and just compensation may then be set by the court through the condemnation process.

If a right or rights are to be granted, they shall be described in the most limited manner and conveyed in the most limited form that meets the intended purpose. Specific maintenance and liability requirements will also be included in the conditions of the easement.

The District will be the final arbiter in determining the actual location of the right-of-way and will include language allowing for the relocation of an easement based on District needs (where applicable).

Easements may only be granted upon approval and execution by the Governing Board.

SUWANNEE RIVER WATER MANAGEMENT DISTRICT

MEMORANDUM

TO: Land Committee
FROM: Katelyn Potter, Director, Division of Outreach and Operations
THRU: Hugh Thomas, Executive Director
DATE: June 19, 2024
RE: Governing Board Directive Number 24-0005, Land Acquisition and Surplus Guidelines

RECOMMENDATION

Approve Governing Board Directive Number 24-0005 for Land Acquisition and Surplus Guidelines.

BACKGROUND

On June 8, 2021, the Governing Board approved Water Resource Guidelines for Acquisition and Surplus of Lands Directive (GBD) 21-0003. This directive revised the eligibility requirements and guidelines to direct District land acquisition and surplus activities.

The directive provided water resource guidelines for consideration in the land acquisition and surplus processes, established procedures for determination of surplus lands, and created procedures for disposition of revenue derived from the disposal of lands acquired with Preservation 2000 and Florida Forever funds.

Approval of the revised directive will supersede GBD21-0003, along with all former versions of similar content and nature and become effective immediately.

A redline and clean copy of the directive are attached.

KCP/ao
Attachments

SUWANNEE RIVER WATER MANAGEMENT DISTRICT

GOVERNING BOARD DIRECTIVE



Directive Number: ~~GBD21-0003~~24-0005

Date Approved: ~~June 8, 2021~~July 07 2024

Subject: ~~Water Resource Guidelines for Acquisition and Surplus of Lands~~Land Acquisition and Surplus Directive

Approval:

Virginia Johns, Chair

Charles Keith, Secretary/Treasurer

1.0 Reference to Prior Directive

Supersedes Directives 99-01 LA, 06-01 LA, 2009-01 LA, 2011-03LM, 2011-01LM, 2015-001, GBD17-0002, GBD18-0003, GBD19-0001, and GBD 19-0005, 21-0003.

2.0 Purpose and Intent

The purpose of this Directive is to provide water resource guidelines for consideration in the land acquisition and surplus processes, establish procedures for determination of surplus lands, and create procedures for disposition of revenue derived from the disposal of lands acquired with Preservation 2000 and Florida Forever funds.

3.0 Statement of Policy

It is the policy of the Governing Board that the acquisition of a less than fee interest shall be the primary consideration in all acquisitions.

If the offeror is unwilling to negotiate a less than fee transaction, the staff shall provide justification for the acquisition of a fee interest over a less than fee interest including at a minimum the additional benefits of fee ownership over a less than fee ownership. These benefits could include but are not limited to enhancement of fee lands already owned by the District, increased public access, increased hunting accessibility for the public and decreased costs for and obstacles to conducting projects on the property.

~~Staff shall seek to reserve the right to implement future water resource projects within a conservation easement wherever practicable.~~

4.0 Definitions

- A. For the purpose of this directive, surplus lands are defined as those District-owned property interests no longer need to be owned to further the District's land conservation purposes of flood control, water storage, water management, conservation and protection of water resources, aquifer recharge, water resource and water supply development, and

preservation of wetlands, streams, and lakes or that either need not be owned for a potential or proposed project.

- B. The term "Current appraisal" shall mean, ~~for purposes of section 4.B.9 for properties valued at \$25,000 or less,~~ an appraisal conducted not more than 360 days prior to the effective date of a contract for salesubmission to the District. In all other instances it shall mean an appraisal conducted not more than 180 days prior to the date of submission to the District.
- C. The term Less than Fee shall mean a conservation easement.

5.0 5.0 Elements of DirectiveWater Resource Evaluation Guidelines for Acquisition and Surplus:

The following water resource guidelines shall be used to screen voluntary property offers to sell lands for potential acquisition and to screen lands for potential surplus. Screening for water resources guidelines shall use the best available data. Staff shall present the screening results to the Lands Committee and Governing Board.

1. The extent to which the lands provide protection for Outstanding Florida Springs, Priority Focus Areas, and other springs (either directly or indirectly);
2. The extent to which the lands provide protection of surface waters (wetlands, lakes, springs, and streams);
3. The extent to which the lands provide flood protection;
4. The extent to which the lands are needed for implementation of water resource development projects, restoration, or other projects;
5. The extent to which the lands provide conservation and protection of water resource values consistent with the objectives of the District's Florida Forever Work Plan;
6. The extent to which the lands benefit existing acquisition holdings; and
7. The extent to which the lands enhance land management objectives.

6.0 Delegation of Authority to Disclose Valuation Information:

The governing board hereby delegates to the District's Executive Director the governing board's authority to: (1) disclose appraisal reports concerning a proposed acquisition of real property as provided in section 373.139(3)(a), F.S.; and (2) disclose confidential and exempt valuations and valuation information or written offers concerning a proposed sale of surplus land as provided in section 373.089(1)(c), F.S.

7.0 Land Acquisition-Process:

1. Property offers shall be in accordance with Rule 40B-9.041, Florida Administrative Code. As defined in that Rule, a *Bona Fide* offer must include the following:
 - a. County property appraiser's parcel ID number.
 - b. An aerial map or other documentation upon which the property boundaries are shown or described;
 - c. A copy of the deed showing the current owner of record for the property being offered;
 - d. The owner's initial asking price for the property;
 - e. Identification of any easements, deed restrictions, mineral interests, or other rights held by persons other than the fee title owner; and,
 - f. Identification of any existing purchase agreement, option contract, listing agreement, or any other agency arrangement or agreement entered into by the seller relating to the subject property

2. Staff shall develop and maintain a proposed acquisition list which shall be presented to the Lands Committee and Governing Board.
3. Regulatory Mitigation Conservation Easements are excluded from the process in 5.0 A.
 - a. Regulatory Mitigation Conservation Easements for preservation of natural systems are not required to be approved by the Lands Committee or Governing Board.
 - b. Regulatory Mitigation Conservation Easements as determined by staff to be inconsistent with natural system preservation shall be considered by the Lands Committee and Governing Board.

4. Land Acquisition Guidelines:

The detailed assessment of an owner's voluntary offer to sell lands shall seek to minimize the potential acquisition of surplus lands by employing the following practices prior to acquisition:

1. Project objectives shall be clearly stated;
2. Delineate project boundaries to meet project objectives;
3. Keep acquisitions within the project boundaries during negotiations whenever possible by offering alternatives such as the purchase of a conservation easement over lands adjacent to the project area; and
4. An analysis of potential surplus lands within an acquisition project when recommending an acquisition for approval to the Lands Committee and Governing Board.

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8.0 Surplus Lands Process:

A. Determination of surplus lands shall be as follows:

1. Staff shall periodically review fee ownership of the District and identify parcels for potential surplus. Additional surplus parcels may be identified where a request is submitted by a member of the public or as part of a potential exchange of lands. All parcels identified as potential surplus shall be submitted to the Lands Committee at any regularly scheduled meeting at which public comment will be received.
2. The Lands Committee approved list of potential surplus lands shall be posted on the District website to inform the public of the next meeting in which the Governing Board will consider the proposed lands for surplus.
3. No lands shall be recommended to the Lands Committee or Governing Board for consideration as surplus unless an on-site inspection has been conducted by District staff within the four months prior to the recommendation.
4. At a regular-scheduled Governing Board meeting of which notice was given, the Governing Board shall receive public comment with regards to the lands considered for surplus. For lands acquired for conservation purposes as specified in sections 373.089(6)(c) and (d), F.S., including all lands in which the title was vested in the District prior to July 1, 1999, the Governing Board must determine the lands are no longer needed for conservation purposes by an affirmative vote of two-thirds of the Governing Board membership (six Board members) consistent with Article X, Section 18 of the Florida Constitution. All other lands may be designated as surplus and approved for disposal by a simple majority vote of the Governing Board.
5. At the time of the Governing Board's determination of lands as surplus, the Governing Board may also consider retention of a conservation easement or deed restrictions over the property as a condition of the ultimate sale or exchange of the District's fee interest in the property.
6. At the time of the Governing Board's determination of lands as surplus, the Governing Board may also consider reservation of rights that may be needed for implementation of

projects (restoration or water resource development) as a condition of the ultimate sale or exchange of the District's fee interest in the property.

7. A bona fide offer to purchase surplus lands shall consist of a written offer and a monetary deposit to be determined by the Lands Committee.
8. For surplus properties without a current appraisal, upon receipt of a bona fide offer to purchase, an appraisal shall be initiated only at the direction of the Lands Committee.
9. Requests for undeclared lands to be surplus shall be initiated only upon receipt of a current appraisal performed by an appraiser listed as qualified on the Florida Department of Environmental Protection website.
10. Request for lands to be surplus and/or subdivided shall be initiated only upon receipt of payment for a survey and appraisal.

B. Disposal of Surplus Lands:

The District will follow the procedures in sections 373.056 and 373.089, F.S., when selling, conveying, and/or disposing of interests in real property as surplus lands.

Staff may contract with one or more real estate brokers for purposes of listing for sale surplus parcels. Staff shall maintain an updated surplus property webpage on the District's website which, at a minimum, will list all parcels declared as surplus, provide a general location map of the parcel, provide the County property appraisers parcel ID number, and identify any interest to be retained by the District.

All surplus land shall be sold at or above the current appraised value.

C. Revenue Derived from the Proceeds of Surplus Lands:

1. Revenue derived from the sale of Preservation 2000 lands shall be deposited into the Florida Forever Trust Fund within the Florida Department of Environmental Protection in accordance with section 259.101(5)(c), F.S.
2. Revenue derived from the sale of property acquired with Florida Forever funds shall be deposited into a Florida Forever restricted fund which shall be used to implement the District's Florida Forever Work Plan.
3. Florida Forever Program funds that are unencumbered shall be managed pursuant to section 259.105, F.S.
4. The District's lands database shall be used to track and monitor sales of surplus lands and disclosed within the Annual Florida Forever Work Plan updates.

~~E. Water Resource Evaluation Guidelines for Acquisition and Surplus:~~

~~The following water resource guidelines shall be used to screen voluntary property offers to sell lands for potential acquisition and to screen lands for potential surplus. Screening for water resources guidelines shall use the best available data. Staff shall present the screening results to the Lands Committee and Governing Board.~~

- ~~1. The extent to which the lands provide protection of Outstanding Florida Springs and Priority Focus Areas;~~
- ~~2. The extent to which the lands provide protection for Outstanding Florida Springs, Priority Focus Areas, and other springs (either directly or indirectly);~~
- ~~3. The extent to which the lands provide protection of surface waters (wetlands, lakes, springs, and streams);~~
- ~~4. The extent to which the lands provide flood protection;~~
- ~~5. The extent to which the lands are needed for implementation of water resource development projects, restoration, or other projects;~~
- ~~6. The extent to which the lands provide conservation and protection of water resource values consistent with the objectives of the District's Florida Forever Work Plan;~~
- ~~7. The extent to which the lands benefit existing acquisition holdings; and~~

~~8. The extent to which the lands enhance land management objectives.~~

~~F. Land Acquisition Guidelines:~~

~~The detailed assessment of an owner's voluntary offer to sell lands shall seek to minimize the potential acquisition of surplus lands by employing the following practices prior to acquisition:~~

- ~~5. Project objectives shall be clearly stated;~~
- ~~6. Delineate project boundaries to meet project objectives;~~
- ~~7. Keep acquisitions within the project boundaries during negotiations whenever possible by offering alternatives such as the purchase of a conservation easement over lands adjacent to the project area; and~~
- ~~8. An analysis of potential surplus lands within an acquisition project when recommending an acquisition for approval to the Lands Committee and Governing Board.~~

D. Surplus Lands Guidelines:

The following factors shall be considered in the analysis of the District's land holdings for determining which lands are no longer needed for conservation and make a recommendation for potential surplus.

1. The results of the screening as defined by the Water Resource Evaluation Guidelines for Acquisition and Surplus.
2. The extent to which disposing of the lands will adversely affect management effectiveness and efficiency.
3. The extent to which the lands are currently used by the public for recreational purposes.
4. Whether disposal of the lands would result in a net loss of lands open to public hunting.
5. The extent to which the lands provide other significant archaeological, historical, or ecological value.
6. The extent to which the lands provide a valuable linkage to conservation property owned by the District or other publicly owned conservation lands.
7. The extent to which the lands would be accessible to a future owner without causing adverse impacts to natural resources or hindering the District's management of the property (including prescribed fire management).
8. The extent to which the lands are marketable.
9. The extent to which concerns of other public conservation land managers or members of the public have been addressed.
10. The extent to which disposing of the lands will adversely affect potential future water resource development projects.
11. The extent to which lands are more suitable for management by others due to size or location with the District retaining a conservation easement.
12. The extent to which lands acquired for projects are no longer being pursued or the project is completed and the land or a portion thereof is no longer needed.
13. The extent to which lands acquired with Preservation 2000 or Florida Forever funds, the intent of the Act as prescribed in section 259.101(6), F.S.
14. For lands with merchantable timber, the extent to which disposing of the land would reduce timber revenue available to the District.
15. Access to public or private water and/or wastewater utilities.
16. Additional tools and data that become available.

E. Surplus of Lands to Governmental Entities Guidelines:

The following criteria shall be considered in addition to the surplus lands guidelines for determining surplus potential:

1. Whether the community is designated as a REDI (Rural Economic Development Initiative) eligible community pursuant to section 288.0656, F.S.

2. Whether a long-term lease would accomplish the goals of the local governmental entity.

F. Surplus of Parcels Valued at \$25,000 or Less Guidelines:

The following criteria shall be considered in addition to the surplus lands guidelines for determining surplus potential:

1. The proximity to District or other public conservation lands.
2. The ability of District to manage parcel.

~~**J. Lands Committee Expenditure Authority:**~~

~~The Lands Committee is authorized to approve acquisition and surplus assessment expenditures or other related land activity expenditures up to \$30,000.~~

KG. Delegation of Authority to Disclose Valuation Information:

The governing board hereby delegates to the District's Executive Director the governing board's authority to: (1) disclose appraisal reports concerning a proposed acquisition of real property as provided in section 373.139(3)(a), F.S.; and (2) disclose confidential and exempt valuations and valuation information or written offers concerning a proposed sale of surplus land as provided in section 373.089(1)(c), F.S.

SUWANNEE RIVER WATER MANAGEMENT DISTRICT

GOVERNING BOARD DIRECTIVE



Directive Number: GBD24-0005

Date Approved: July 07, 2024

Subject: Land Acquisition and Surplus Directive

Approval:

Virginia Johns, Chair

Charles Keith, Secretary/Treasurer

1.0 Reference to Prior Directive

Supersedes Directives 99-01 LA, 06-01 LA, 2009-01 LA, 2011-03LM, 2011-01LM, 2015-001, GBD17-0002, GBD18-0003, GBD19-0001, and GBD 19-0005, 21-0003.

2.0 Purpose and Intent

The purpose of this Directive is to provide water resource guidelines for consideration in the land acquisition and surplus processes, establish procedures for determination of surplus lands, and create procedures for disposition of revenue derived from the disposal of lands acquired with Preservation 2000 and Florida Forever funds.

3.0 Statement of Policy

It is the policy of the Governing Board that the acquisition of a less than fee interest shall be the primary consideration in all acquisitions.

If the offeror is unwilling to negotiate a less than fee transaction, the staff shall provide justification for the acquisition of a fee interest over a less than fee interest including at a minimum the additional benefits of fee ownership over a less than fee ownership. These benefits could include but are not limited to enhancement of fee lands already owned by the District, increased public access, increased hunting accessibility for the public and decreased costs for and obstacles to conducting projects on the property.

4.0 Definitions

- A. For the purpose of this directive, surplus lands are defined as those District-owned property interests no longer need to be owned to further the District's land conservation purposes of flood control, water storage, water management, conservation and protection of water resources, aquifer recharge, water resource and water supply development, and preservation of wetlands, streams, and lakes or that either need not be owned for a potential or proposed project.
- B. The term "Current appraisal" shall mean, an appraisal conducted not more than 360 days prior to the effective date of a contract for sale.
- C. The term Less than Fee shall mean a conservation easement.

5.0 Water Resource Evaluation Guidelines for Acquisition and Surplus:

The following water resource guidelines shall be used to screen voluntary property offers to sell lands for potential acquisition and to screen lands for potential surplus. Screening for water resources guidelines shall use the best available data. Staff shall present the screening results to the Lands Committee and Governing Board.

1. The extent to which the lands provide protection for Outstanding Florida Springs, Priority Focus Areas, and other springs (either directly or indirectly);
2. The extent to which the lands provide protection of surface waters (wetlands, lakes, springs, and streams);
3. The extent to which the lands provide flood protection;
4. The extent to which the lands are needed for implementation of water resource development projects, restoration, or other projects;
5. The extent to which the lands provide conservation and protection of water resource values consistent with the objectives of the District's Florida Forever Work Plan;
6. The extent to which the lands benefit existing acquisition holdings; and
7. The extent to which the lands enhance land management objectives.

6.0 Delegation of Authority to Disclose Valuation Information:

The governing board hereby delegates to the District's Executive Director the governing board's authority to: (1) disclose appraisal reports concerning a proposed acquisition of real property as provided in section 373.139(3)(a), F.S.; and (2) disclose confidential and exempt valuations and valuation information or written offers concerning a proposed sale of surplus land as provided in section 373.089(1)(c), F.S.

7.0 Land Acquisition

1. Property offers shall be in accordance with Rule 40B-9.041, Florida Administrative Code. As defined in that Rule, a *Bona Fide* offer must include the following:
 - a. County property appraiser's parcel ID number.
 - b. An aerial map or other documentation upon which the property boundaries are shown or described;
 - c. A copy of the deed showing the current owner of record for the property being offered;
 - d. The owner's initial asking price for the property;
 - e. Identification of any easements, deed restrictions, mineral interests, or other rights held by persons other than the fee title owner; and,
 - f. Identification of any existing purchase agreement, option contract, listing agreement, or any other agency arrangement or agreement entered into by the seller relating to the subject property
2. Staff shall develop and maintain a proposed acquisition list which shall be presented to the Lands Committee and Governing Board.
3. Regulatory Mitigation Conservation Easements are excluded from the process in 5.0 A.
 - a. Regulatory Mitigation Conservation Easements for preservation of natural systems are not required to be approved by the Lands Committee or Governing Board.

- b. Regulatory Mitigation Conservation Easements as determined by staff to be inconsistent with natural system preservation shall be considered by the Lands Committee and Governing Board.

4. Land Acquisition Guidelines:

The detailed assessment of an owner's voluntary offer to sell lands shall seek to minimize the potential acquisition of surplus lands by employing the following practices prior to acquisition:

1. Project objectives shall be clearly stated;
2. Delineate project boundaries to meet project objectives;
3. Keep acquisitions within the project boundaries during negotiations whenever possible by offering alternatives such as the purchase of a conservation easement over lands adjacent to the project area; and
4. An analysis of potential surplus lands within an acquisition project when recommending an acquisition for approval to the Lands Committee and Governing Board.

8.0 Surplus Lands

A. Determination of surplus lands shall be as follows:

1. Staff shall periodically review fee ownership of the District and identify parcels for potential surplus. Additional surplus parcels may be identified where a request is submitted by a member of the public or as part of a potential exchange of lands. All parcels identified as potential surplus shall be submitted to the Lands Committee at any regularly scheduled meeting at which public comment will be received.
2. The Lands Committee approved list of potential surplus lands shall be posted on the District website to inform the public of the next meeting in which the Governing Board will consider the proposed lands for surplus.
3. No lands shall be recommended to the Lands Committee or Governing Board for consideration as surplus unless an on-site inspection has been conducted by District staff within the four months prior to the recommendation.
4. At a regular-scheduled Governing Board meeting of which notice was given, the Governing Board shall receive public comment with regards to the lands considered for surplus. For lands acquired for conservation purposes as specified in sections 373.089(6)(c) and (d), F.S., including all lands in which the title was vested in the District prior to July 1, 1999, the Governing Board must determine the lands are no longer needed for conservation purposes by an affirmative vote of two-thirds of the Governing Board membership (six Board members) consistent with Article X, Section 18 of the Florida Constitution. All other lands may be designated as surplus and approved for disposal by a simple majority vote of the Governing Board.
5. At the time of the Governing Board's determination of lands as surplus, the Governing Board may also consider retention of a conservation easement or deed restrictions over the property as a condition of the ultimate sale or exchange of the District's fee interest in the property.
6. At the time of the Governing Board's determination of lands as surplus, the Governing Board may also consider reservation of rights that may be needed for implementation of projects (restoration or water resource development) as a condition of the ultimate sale or exchange of the District's fee interest in the property.
7. A bona fide offer to purchase surplus lands shall consist of a written offer and a monetary deposit to be determined by the Lands Committee.
8. For surplus properties without a current appraisal, upon receipt of a bona fide offer to purchase, an appraisal shall be initiated only at the direction of the Lands Committee.

9. Requests for undeclared lands to be surplus shall be initiated only upon receipt of a current appraisal performed by an appraiser listed as qualified on the Florida Department of Environmental Protection website.
10. Request for lands to be surplus and/or subdivided shall be initiated only upon receipt of payment for a survey and appraisal.

B. Disposal of Surplus Lands:

The District will follow the procedures in sections 373.056 and 373.089, F.S., when selling, conveying, and/or disposing of interests in real property as surplus lands.

Staff may contract with one or more real estate brokers for purposes of listing for sale surplus parcels. Staff shall maintain an updated surplus property webpage on the District's website which, at a minimum, will list all parcels declared as surplus, provide a general location map of the parcel, provide the County property appraisers parcel ID number, and identify any interest to be retained by the District.

All surplus land shall be sold at or above the current appraised value.

C. Revenue Derived from the Proceeds of Surplus Lands:

1. Revenue derived from the sale of Preservation 2000 lands shall be deposited into the Florida Forever Trust Fund within the Florida Department of Environmental Protection in accordance with section 259.101(5)(c), F.S.
2. Revenue derived from the sale of property acquired with Florida Forever funds shall be deposited into a Florida Forever restricted fund which shall be used to implement the District's Florida Forever Work Plan.
3. Florida Forever Program funds that are unencumbered shall be managed pursuant to section 259.105, F.S.
4. The District's lands database shall be used to track and monitor sales of surplus lands and disclosed within the Annual Florida Forever Work Plan updates.

D. Surplus Lands Guidelines:

The following factors shall be considered in the analysis of the District's land holdings for determining which lands are no longer needed for conservation and make a recommendation for potential surplus.

1. The results of the screening as defined by the Water Resource Evaluation Guidelines for Acquisition and Surplus.
2. The extent to which disposing of the lands will adversely affect management effectiveness and efficiency.
3. The extent to which the lands are currently used by the public for recreational purposes.
4. Whether disposal of the lands would result in a net loss of lands open to public hunting.
5. The extent to which the lands provide other significant archaeological, historical, or ecological value.
6. The extent to which the lands provide a valuable linkage to conservation property owned by the District or other publicly owned conservation lands.
7. The extent to which the lands would be accessible to a future owner without causing adverse impacts to natural resources or hindering the District's management of the property (including prescribed fire management).
8. The extent to which the lands are marketable.
9. The extent to which concerns of other public conservation land managers or members of the public have been addressed.
10. The extent to which disposing of the lands will adversely affect potential future water resource development projects.

11. The extent to which lands are more suitable for management by others due to size or location with the District retaining a conservation easement.
12. The extent to which lands acquired for projects are no longer being pursued or the project is completed and the land or a portion thereof is no longer needed.
13. The extent to which lands acquired with Preservation 2000 or Florida Forever funds, the intent of the Act as prescribed in section 259.101(6), F.S.
14. For lands with merchantable timber, the extent to which disposing of the land would reduce timber revenue available to the District.
15. Access to public or private water and/or wastewater utilities.
16. Additional tools and data that become available.

E. Surplus of Lands to Governmental Entities Guidelines:

The following criteria shall be considered in addition to the surplus lands guidelines for determining surplus potential:

1. Whether the community is designated as a REDI (Rural Economic Development Initiative) eligible community pursuant to section 288.0656, F.S.
2. Whether a long-term lease would accomplish the goals of the local governmental entity.

F. Surplus of Parcels Valued at \$25,000 or Less Guidelines:

The following criteria shall be considered in addition to the surplus lands guidelines for determining surplus potential:

1. The proximity to District or other public conservation lands.
2. The ability of District to manage parcel.

G. Delegation of Authority to Disclose Valuation Information:

The governing board hereby delegates to the District's Executive Director the governing board's authority to: (1) disclose appraisal reports concerning a proposed acquisition of real property as provided in section 373.139(3)(a), F.S.; and (2) disclose confidential and exempt valuations and valuation information or written offers concerning a proposed sale of surplus land as provided in section 373.089(1)(c), F.S.