



SUWANNEE RIVER WATER MANAGEMENT DISTRICT LANDS COMMITTEE MEETING AGENDA

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

December 10, 2024
Following Board Meeting

District Headquarters
Live Oak, Florida

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

Property Exchange / Surplus

3. Declaration of Surplus and Authorize Negotiations with Kurt and Karen Ardaman, Suwannee County
4. Land Acquisition Work Plan Presentation
5. Land Acquisition Procedure Presentation
6. Announcements
7. Adjournment

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

Definitions:

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

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

SUWANNEE RIVER WATER MANAGEMENT DISTRICT

MEMORANDUM

TO: Lands Committee

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

THRU: Hugh Thomas, Executive Director

DATE: November 23, 2024

RE: Declaration of Surplus and Authorize Negotiations with Kurt and Karen Ardaman, Suwannee County

RECOMMENDATION

Declare as surplus the Santa Fe Springs parcels consisting of 13 acres +/- located in Suwannee County and authorize negotiations with Kurt and Karen Ardaman on adjacent parcels.

BACKGROUND

In 2023, the District began discussions with Kurt and Karen Ardaman regarding a potential surplus and/or exchange for the three Santa Fe Springs parcels located in Suwannee County. The tract consists of five parcels totaling 13 +/- acres, with the Ardaman's being adjacent to three of the parcels. The offeror is seeking a surplus sale pursuant to 373.089(8)(a), Florida Statutes for the adjacent parcels. During discussions, the offeror also expressed potential in an exchange if there was interest from the District. Pursuant to the statutes, District lands, determined to surplus, may be sold to adjacent landowners if the parcel is valued at less than \$25,000.

The Santa Fe Springs parcels were purchased in July 1998 using Save Our Rivers funds. Due to the natural community type, small acreage, proximity to residential areas, and isolation from other tracts, the parcels are not actively being managed. The parcels have been included on staff lists for potential surplus since October 2021. The Santa Fe Springs parcels were reviewed by Land Acquisition and Surplus Team and formally recommended for surplus on October 29, 2024. The surplus will include deed restrictions on the Santa Fe Springs parcels to restrict future development and meet the original conservation goals of the acquisition.

All five Santa Fe Springs parcels are being recommended for surplus. The three parcels which the Ardaman's are seeking are 32-06S-15E-01534-020190 (34035) 90; 32-06S-15E-01534-020180 (34034) 90; and 32-06S-15E-01534-020160 (34032) 90.

If the parcels are approved for surplus, appraisals will be conducted on the adjacent parcels to determine the value. If the adjacent parcels are valued at less than \$25,000 each, the District may proceed with negotiations with the Ardaman's as authorized in 373.089(8)(a) on the parcels listed below.

If the parcels are approved for surplus and the adjacent lots are valued greater than \$25,000, the District may list them for sale to the highest bidder or offer the property for an exchange.

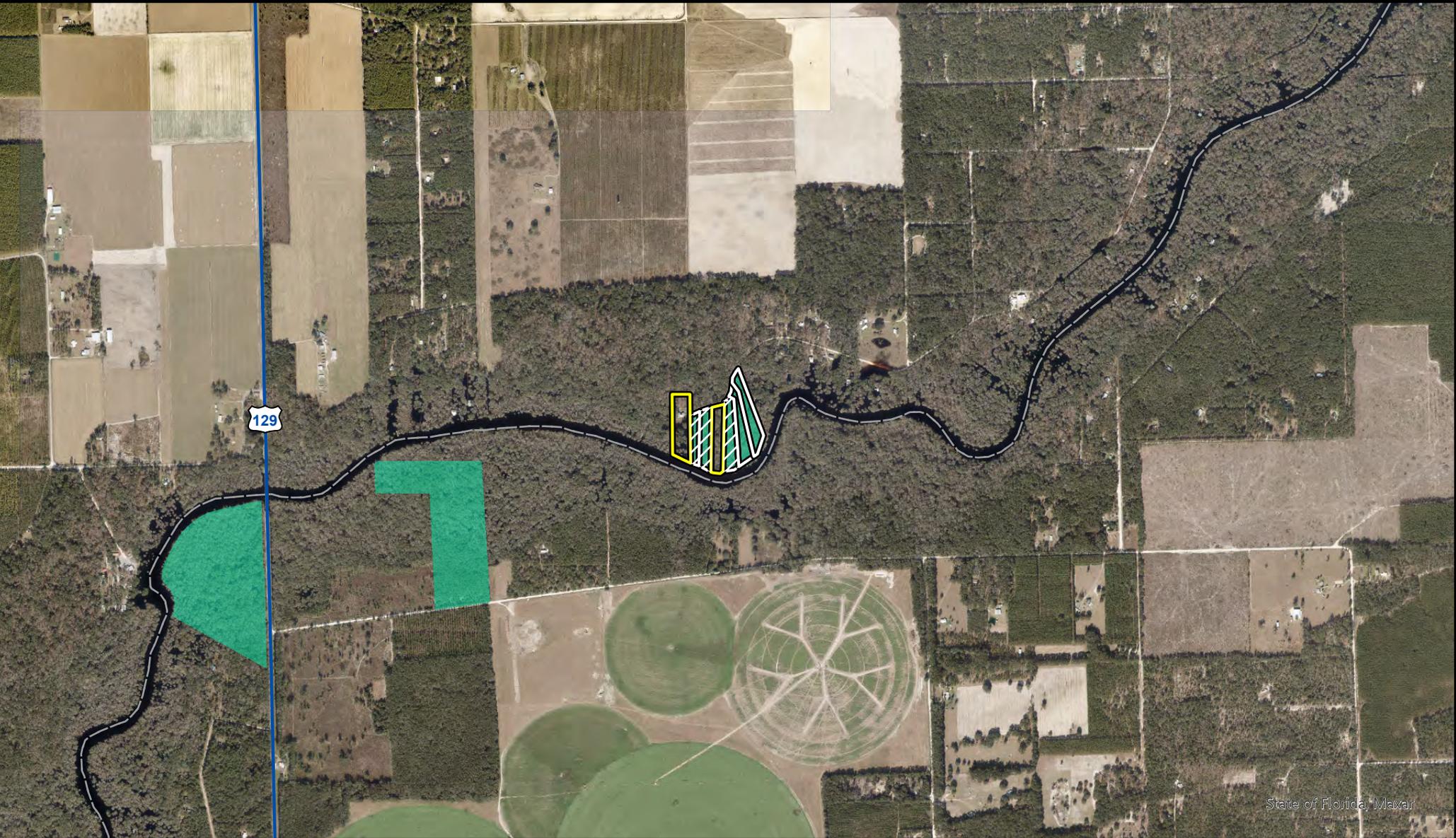
Current procedure requires an appraisal to be provided upon request for the surplus of undeclared lands. However, as these parcels have been on internal surplus lists for several years, staff requests the board approve the surplus and authorize negotiations on the adjacent parcels. Appraisal costs will be incurred by the Ardaman's on the adjacent parcels.

In accordance with the procedure, a site visit was performed on November 21, 2024. Based on the date of acquisition, a 2/3 vote will be required by the Governing Board to surplus the parcels

in accordance with 373.089(6)(a), F.S. If approved, the surplus will be noticed on the District website. Maps of the proposed surplus properties and adjacent properties are attached.

Staff requests the Lands Committee declare the Santa Fe Springs Tract as surplus to the needs of the District and authorize negotiations with Kurt and Karen Ardaman on the adjacent parcels.

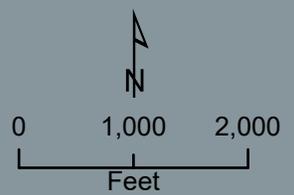
KCP/ao
Attachments



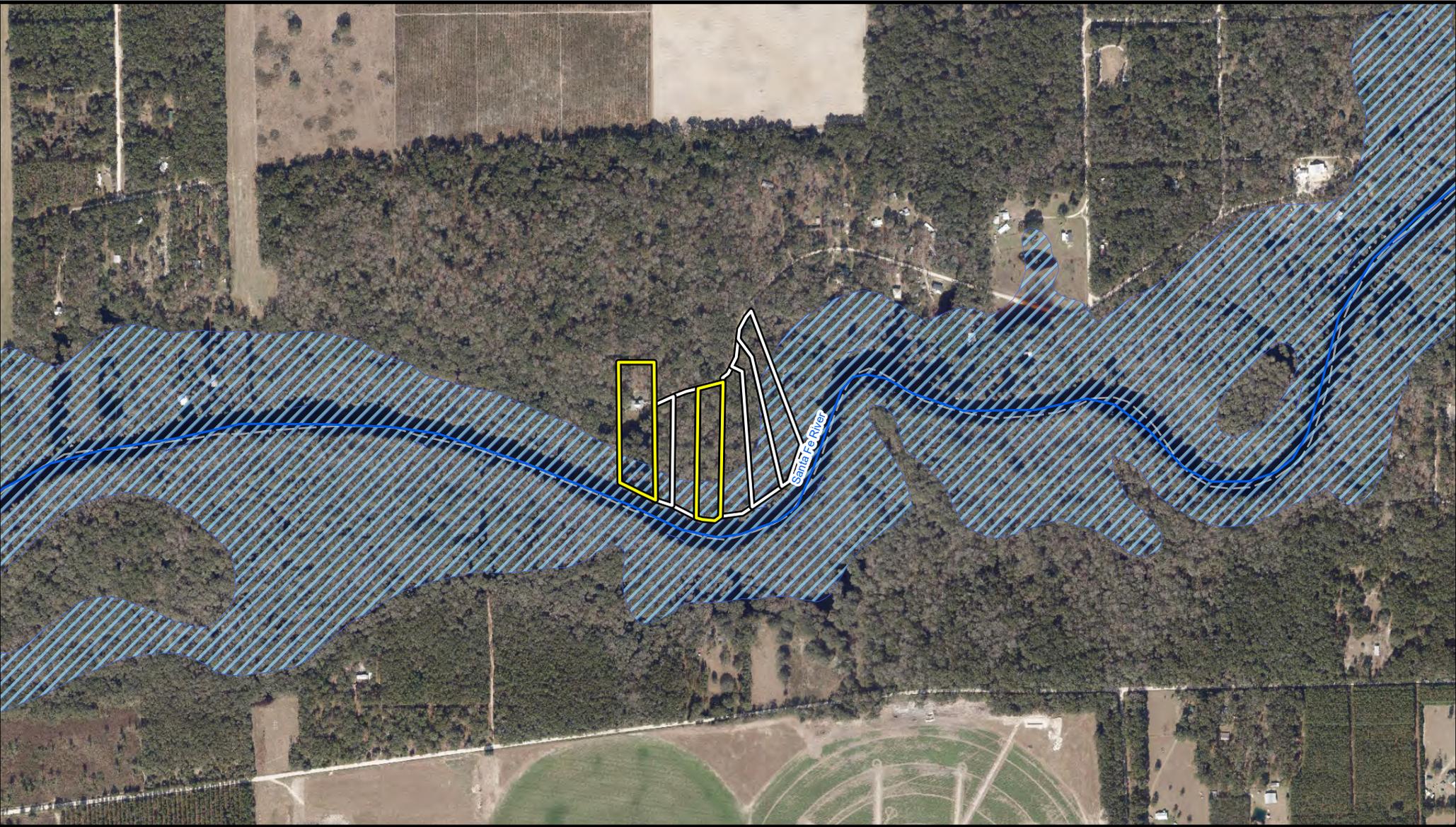
State of Florida, Maxair

Santa Fe Springs (Ardaman) ± 13 Ac (SRWMD) Suwannee County

-  SRWMD Santa Fe Springs – Proposed for Surplus
-  SRWMD Santa Fe Springs - Proposed Surplus and Requested for Adjacency Sale
-  Ardaman Santa Fe Springs
-  SRWMD Ownership
-  SRWMD Conservation Easement



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 11/22/2024

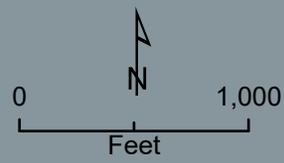
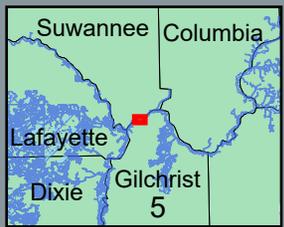


-  SRWMD Santa Fe Springs – Proposed for Surplus
-  Ardaman Santa Fe Springs
-  Surface Waters (Riverine)

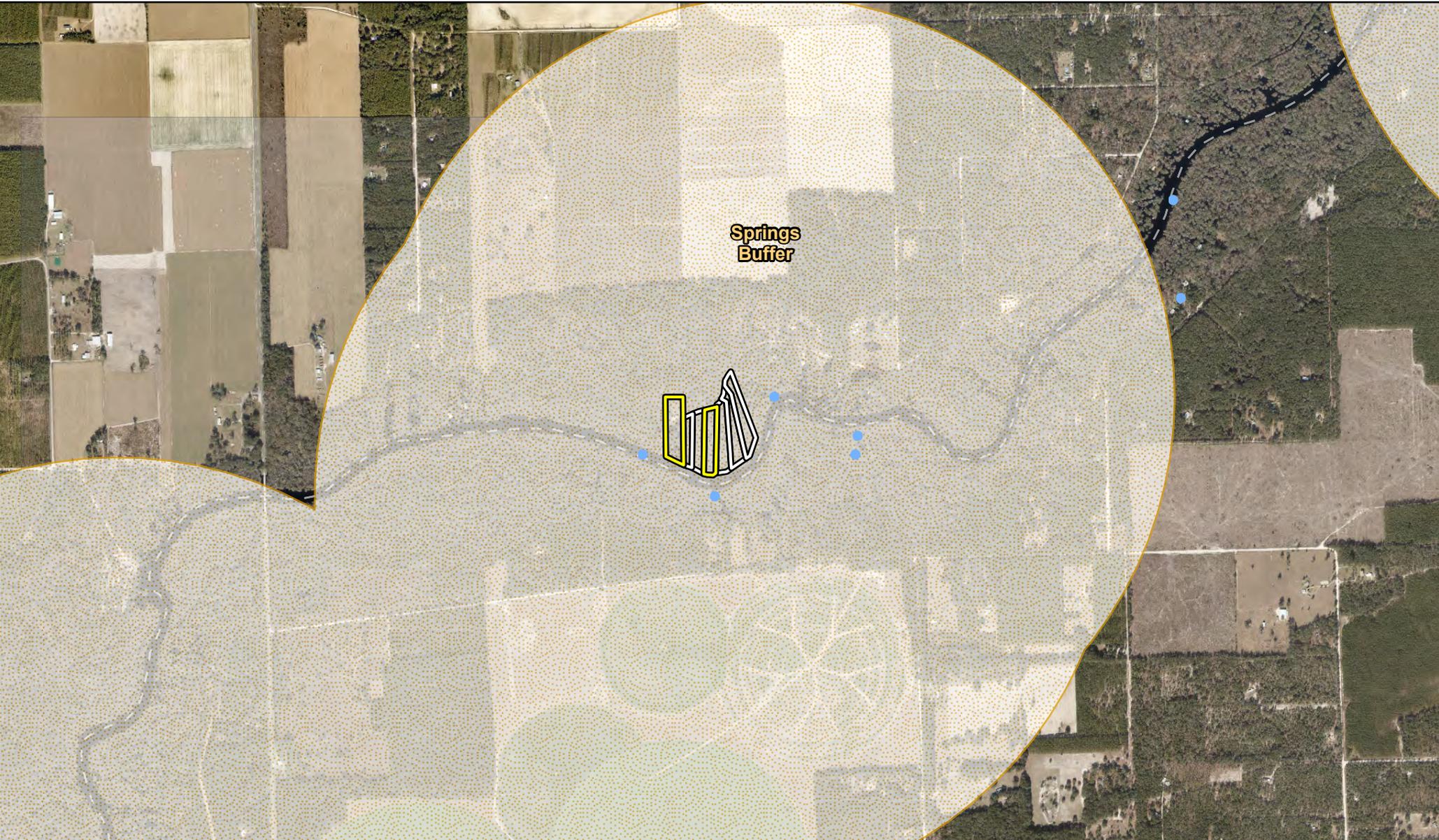
Santa Fe Springs (Ardaman) Property Offer Surface Water Protection



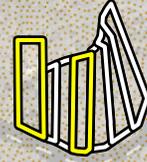
- SRWMD Major Rivers
-  Priority 1
 -  Priority 2
 -  Other



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 11/22/2024

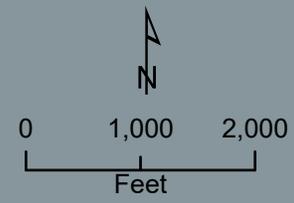


**Springs
Buffer**

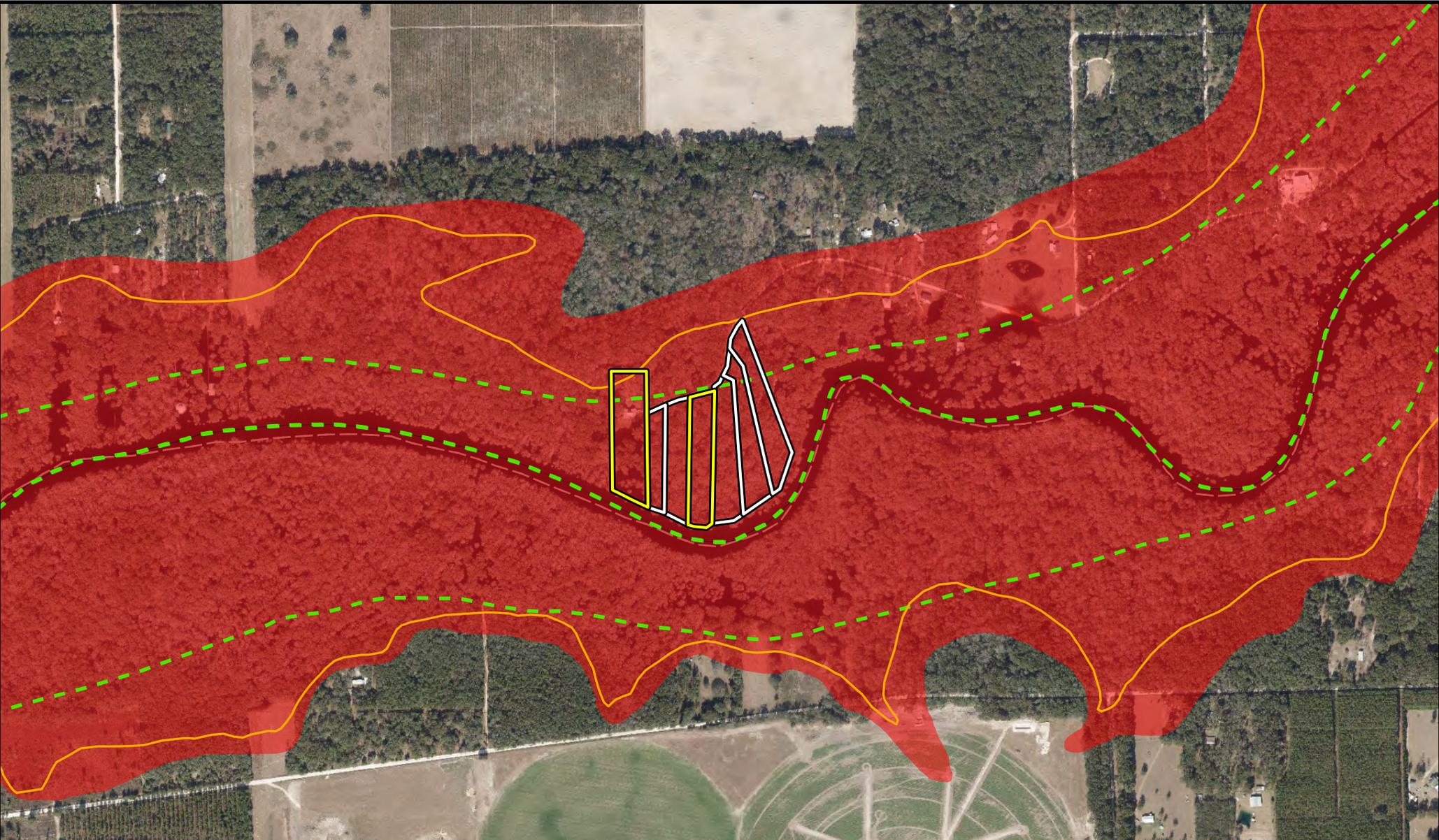


**Santa Fe Springs (Ardaman)
Property Offer
Springs Protection**

-  SRWMD Santa Fe Springs – Proposed for Surplus
-  Ardaman Santa Fe Springs
-  Springs Protection
-  Springs

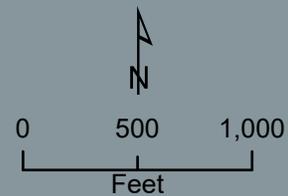
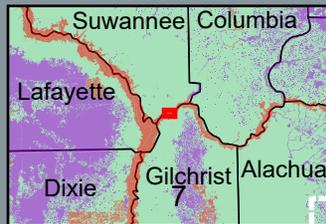


Note: This map was created by the Suwannee River Water Management District (SRWMD) to be used for planning purposes only. SRWMD shall not be held liable for any injury or damage caused by the use of data distributed as a public records request regardless of their use or application. SRWMD does not guarantee 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 11/22/2024

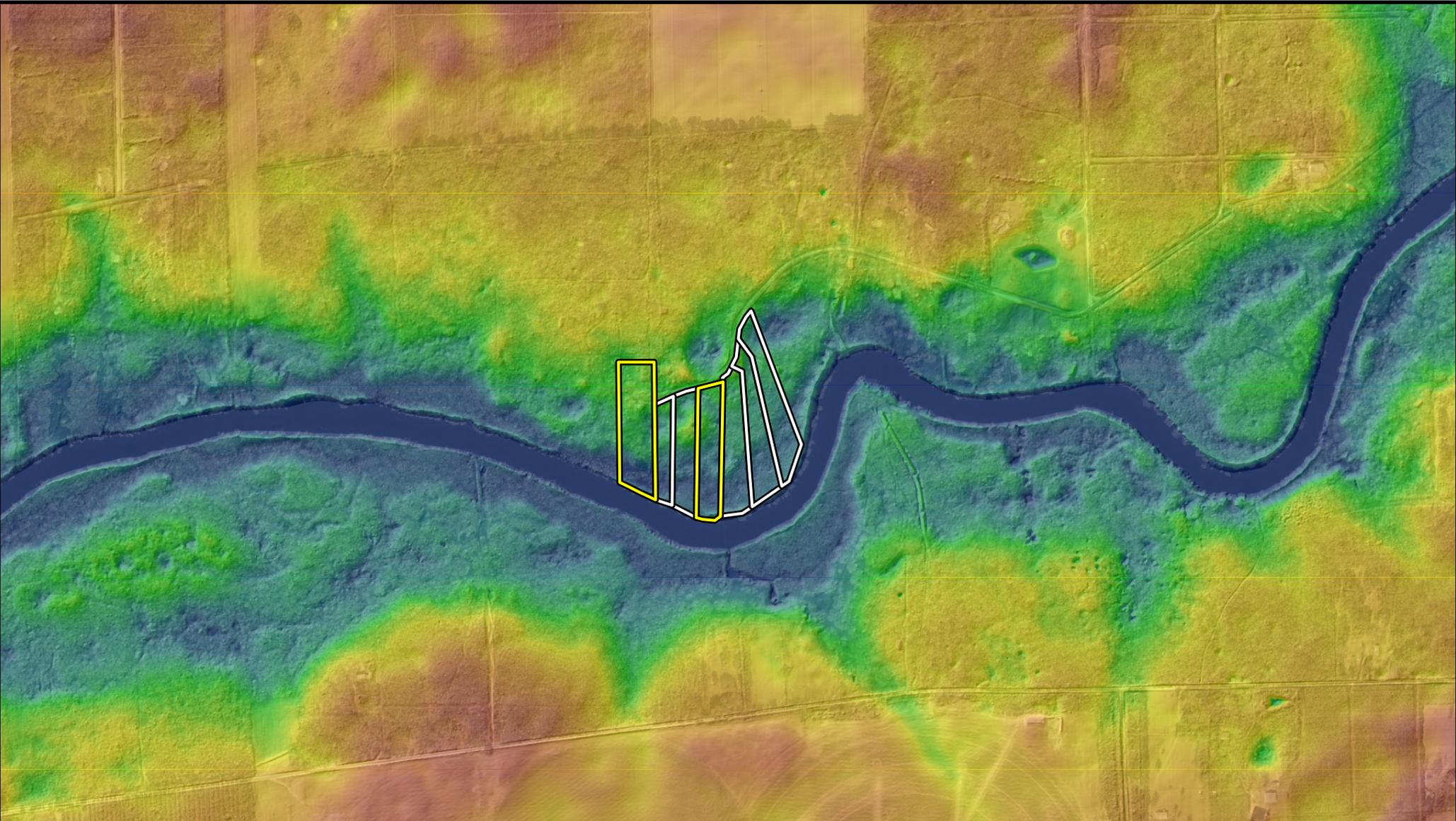


-  SRWMD Santa Fe Springs – Proposed for Surplus
-  Ardaman Santa Fe Springs
-  10 Year Floodplain
-  Floodway
-  100 Year Floodplain
-  Zone A
-  Zone AE

Santa Fe Springs (Ardaman) Property Offer Floodplain Protection



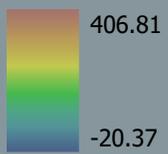
Note: This map was created by the Suwannee River Water Management District (SRWMD) to be used for planning purposes only. SRWMD shall not be held liable for any injury or damage caused by the use of data distributed as a public records request regardless of their use or application. SRWMD does not guarantee 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 11/22/2024



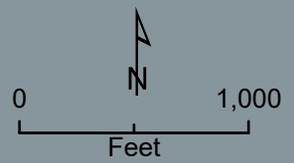
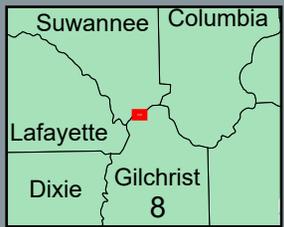
 SRWMD Santa Fe Springs – Proposed for Surplus

 Ardaman Santa Fe Springs

Bare Earth Elevation



**Santa Fe Springs (Ardaman)
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 11/22/2024