



SUWANNEE RIVER WATER MANAGEMENT DISTRICT LANDS COMMITTEE MEETING AGENDA

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

September 22, 2025
3:00 p.m.

District Headquarters
Live Oak, FL

1. Call to Order / Committee Roll Call
2. Public Comments
3. **Conservation Easement / Fee**
Fiscal Year 2025-2026 Conservation Land Acquisition Project Ranking
4. Land Acquisition for Environmental Project Ranking
5. **Property Exchange / Surplus / Conveyance**
Conveyance of 203 Road and Telford Spring Boat Ramp within the Telford Spring Tract, Suwannee County
6. Declaration of Surplus for Four Nature Coast Parcels, Gilchrist County
7. Removal from Surplus for the Hatchbend Uplands Tract, Lafayette County
8. Announcements
9. 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: August 26, 2025
RE: Fiscal Year 2025-2026 Conservation Land Acquisition Project Ranking

RECOMMENDATION

Approve the ranking of conservation land acquisition projects and authorize detailed assessments to prioritize funding for Fiscal Year 2025-2026.

BACKGROUND

Pursuant to Section 373.139, Florida Statutes, the District may purchase property in fee and less-than-fee acquisitions for the purposes of flood protection, natural systems restoration, water supply sustainability, and water quality protection. These lands are acquired through a voluntary, willing-seller program.

Fifteen new projects applications were received and ranked alongside of three existing projects – for a total of 18 conservation land acquisition projects. Each project was evaluated against the criteria established by the Governing Board Directive 25-0002, listed below.

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 benefit existing acquisition holdings; and
6. The extent to which the lands enhance land management objectives.

The Land Acquisition and Surplus Team used the data provided by the criteria to recommend projects for funding, further development, or denial.

Projects recommended for funding are those that will be sought in Fiscal Year 2025-2026 (FY 2026), in the order presented. Projects recommended for further development are those the District will pursue should additional funding become available or if funded projects fall through, in the order presented. Finally, projects recommended for denial are those that do not meet the water resource criteria listed above in a significant way or do not align with the District's conservation program. Per GBD 25-0002, these projects have been denied by the Executive Director.

For FY 2026, three projects are recommended for funding, and two projects are recommended for further development. Thirteen projects were denied based on inconsistency with the District's core mission. For projects approved for funding or further development, if the District is unable to agree to terms with a landowner, the next ranked project will be pursued for detailed assessment, subject to the available budget.

Projects proposed for FY 2026 conservation land acquisition funding are listed below, in proposed order. See Table 1 for pricing and water resource data.

1. **Ippolito, Dixie County, 514 +/- acres:** Less-than-fee purchase of a 514-acre parcel in Dixie County. The property includes almost a half mile of Suwannee River frontage. The current land use is timber and would be continued.
2. **Bascom Southern, Dixie County, 52,121 +/- acres:** Less-than-fee purchase of 52,121 acres in Dixie County through the Rural and Family Lands Partnership Program (RFLPP) or a legislative budget request made by the applicant Conservation Fund. The funding request is for 0.5% or \$260,605 if funded through RFLPP.
3. **Green, Columbia County, 451 +/- acres:** Less-than-fee purchase of a 451-acre project in Columbia County. The property is located within the Ichetucknee Springshed. Funding request is a 50% match with Natural Resource Conservation Service funds.

Projects proposed for further development and identification of additional funding are listed below, in proposed order. See Table 2 for pricing and water resource value data.

4. **Hodges, Levy County, 753 +/- acres:** Less-than-fee purchase of a 753-acre parcel in Levy County. The property contains many wetlands and is currently used for hunting and passive recreation by the owners.
5. **Williams Family Investments, Levy County, 947 +/- acres:** Less-than-fee purchase of a 947-acre property in Levy County. The property includes Long Pond, an ephemeral lake.

The final purchase price and contract terms are subject to Governing Board approval.

Maps of the projects are attached.

KP/ao
Attachments

Table 1 - FY 2025-2026 Projects Recommended for Funding

Name	Proposed Ranking	Acreage	County	Type	SRWMD Total	SRWMD Price Per Acre	Applicant	Major River	Riverine Surface Waters	Springs Buffer	Floodway	10yr Floodplain	100 yr Floodplain	PFA	WSPA	BMAP	Adjacency	Wetlands (NWI)	Wildlife Corridor
Ippolito	1	± 514 ac	Dixie	CE	\$1,285,000	\$2,500	Florida Conservation Group	Y: Suwannee	Y: ± 69.5 ac	Y: Manatee	Y: ± 15 ac	Y: ± 88 ac	Y: ± 96 ac	N	Y: Western	Y: Suwannee	N	± 65 ac	Y
Bascom Southern	2	± 52,121	Dixie	CE	\$260,605 or 0.5% of Total: \$52,121,000	--	Conservation Fund	N	Y: ± 25,229 ac	N	N	N/A	Y: ± 36,811 ac	Y: Fanning Manatee	Partial Western	N	Y	± 28,273 ac	Y
Green	3	± 451 ac	Columbia	CE	\$721,502	\$1,600	ACT	N	N	Y: Ichetucknee Springshed	N	N/A	Y: ± 278 ac	Y: Ichetucknee	Y: Eastern	Y: Santa Fe	N	± 183 ac	Y

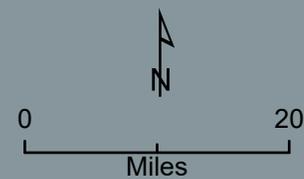
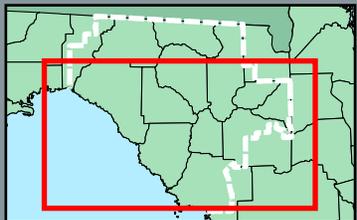
Table 2 - Projects Recommended For Further Development and Funding

Name	Proposed Ranking	Acreage	County	Type	SRWMD Total	SRWMD Price Per Acre	Applicant	Major River	Riverine Surface Waters	Springs Buffer	Floodway	10yr Floodplain	100 yr Floodplain	PFA	WSPA	BMAP	Adjacency	Wetlands (NWI)	Wildlife Corridor
Hodges	4	± 754 ac	Levy	CE	\$2,262,000	\$3,000	Landowner	N	Y: ± 749 ac	N	N	N/A	Y: ± 754 ac	N	Y: Eastern	N	Y	± 725 ac	Y
Williams Family Investments (Long Pond)	5	± 947 ac	Levy	CE	\$3,788,000	\$4,000	Florida Conservation Group	N	N	Y: Fanning Manatee Springshed	N	N/A	Y: ± 729 ac	Y: Fanning Manatee	Y: Eastern	Y: Suwannee	N	± 392 ac	N



Proposed Acquisition Projects Map

-  Recommended for FY2026 Funding
-  Recommended for Further Development
-  SRWMD Major Rivers



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 9/11/2025



SUWANNEE TRIAGE ANALYSIS RESULTS

General

Property Name: Ippolito CE

Date: 09/02/2025

Acreage: ± 513.94 ac

SRWMD Florida Forever: Yes (Partial)

Transaction Type: Conservation Easement

SRWMD 5 Year Acquisition Plan: Yes (Partial)

County: Dixie

Statewide Florida Forever: Yes

Surface Water Protection

Flood Protection

Major River: (Y) [Suwannee - Priority 1]

Floodway: (Y) [± 52 ac] | 10%

Riverine Surface Waters: (Y) [± 167 ac] | 32%

10 Year Floodplain: (Y) [± 206 ac] | 40%

Wetland Acreage: ± 175 ac | 34%

100 Year Floodplain: (Y) [± 250 ac] | 49%

Upland Acreage: ± 339 ac | 66%

Springs Protection

Land Management

Springshed: (Y) [Springs Buffer]

Adjacency: (N)

Spring on Site: (N)

Rare Species: (N/A)

Cultural Resources: (N)

Miscellaneous

Priority Focus Area: (N)

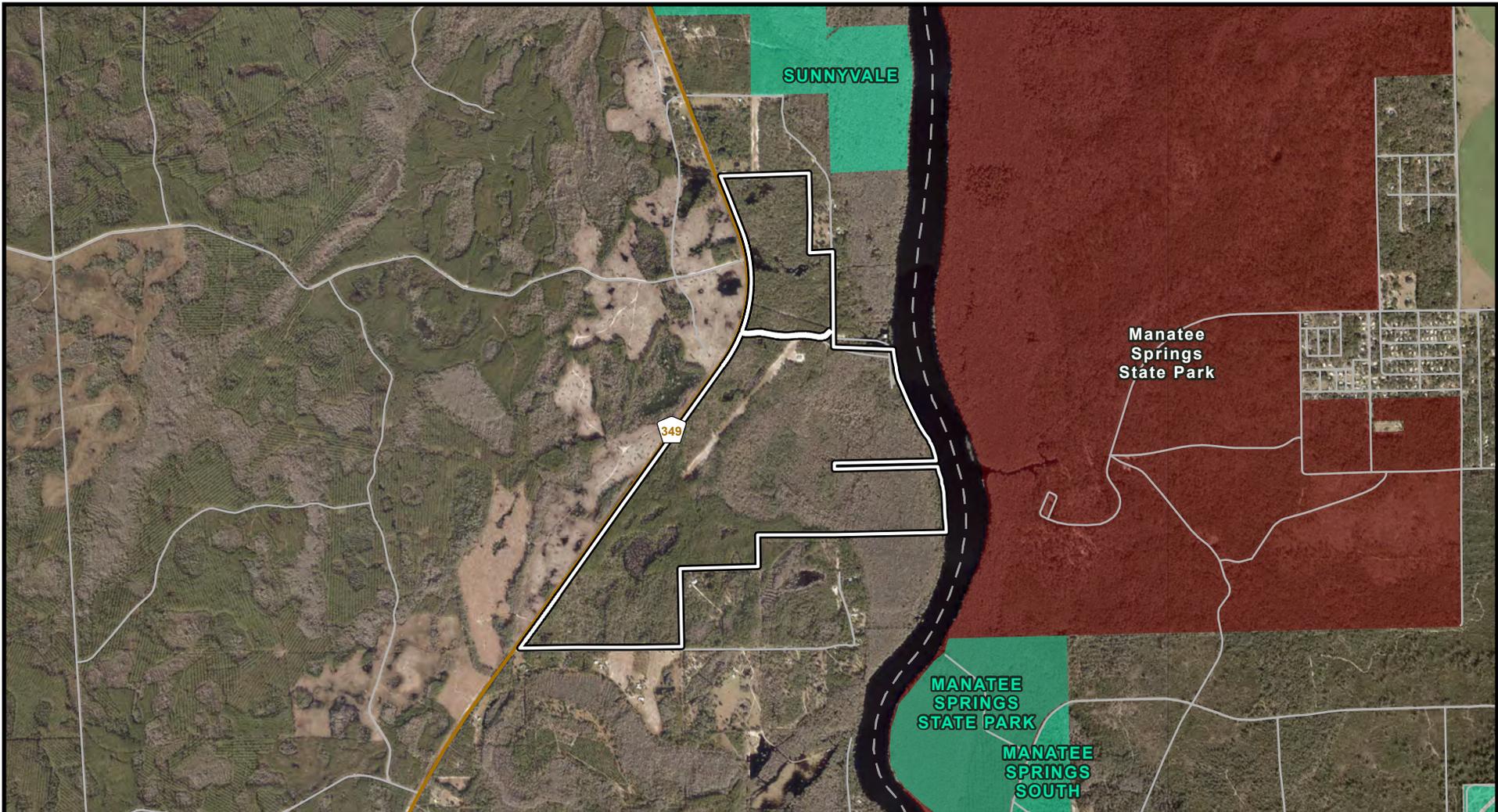
Wildlife Corridor: (Y)

Water Supply Planning Area: (Y) [Western]

Wells: (Y) [1 MWI well not monitored]

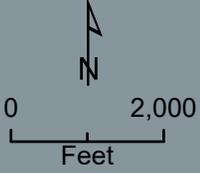
Basin Management Action Plan: (Y) [Suwannee]

River Frontage: (Y) [± 3,136 ft]



**Ippolito CE
± 513.94 ac
Dixie County**

-  Property Boundary
-  SRWMD Ownership
-  SRWMD Conservation Easement
-  Other Public Ownership

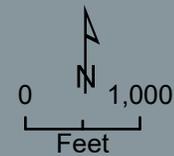
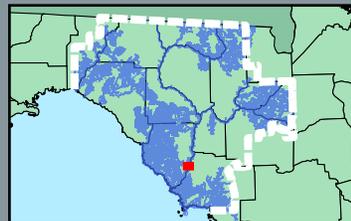


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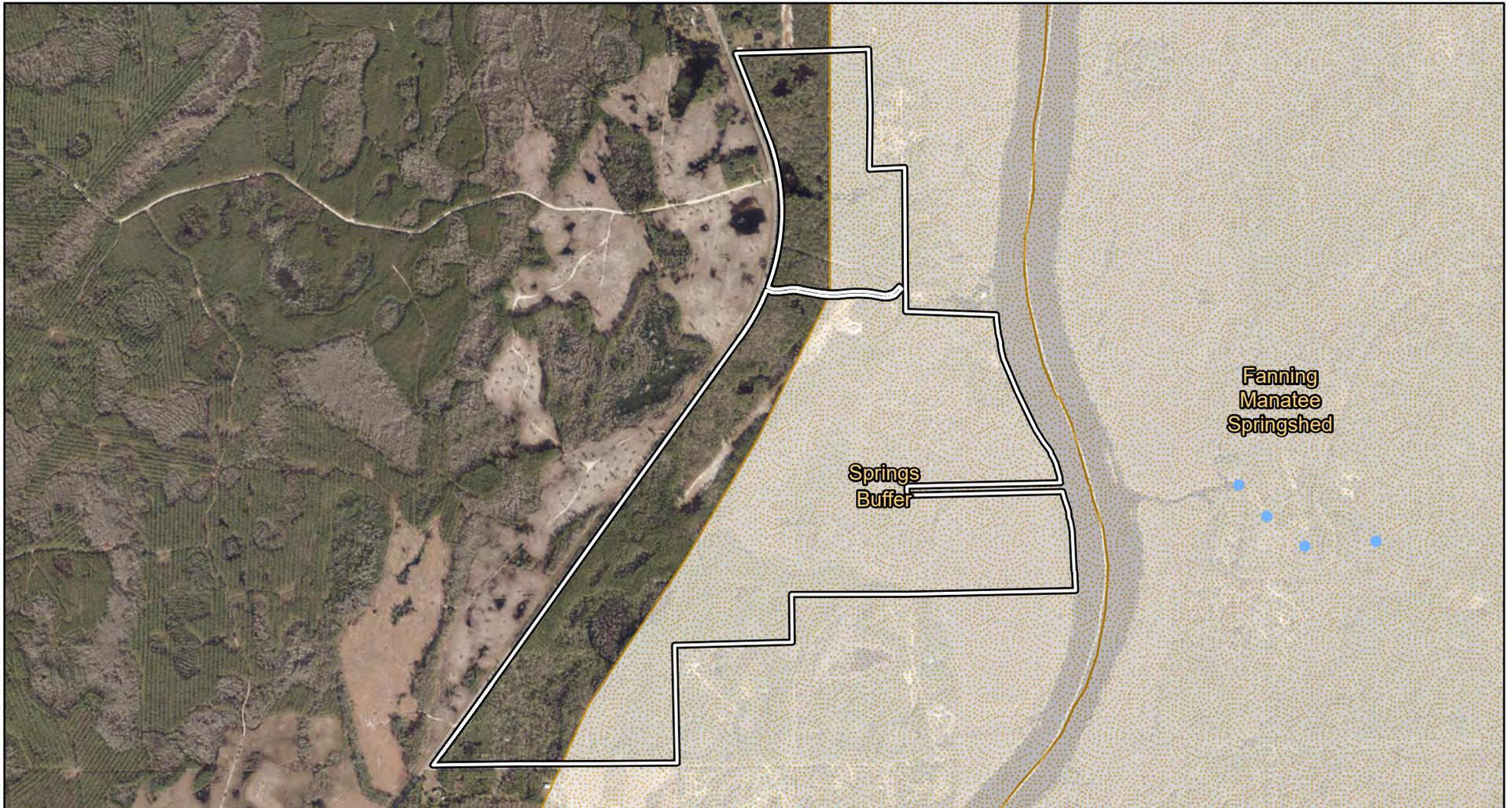


-  Property Boundary
-  Surface Waters (Riverine)
-  Creeks and Streams
- SRWMD Major Rivers
-  Priority 1
-  Priority 2
-  Other

Ippolito CE Property Offer Surface Water Protection

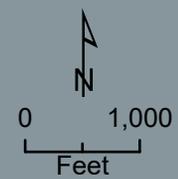
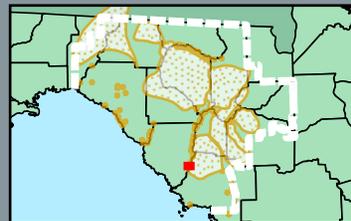


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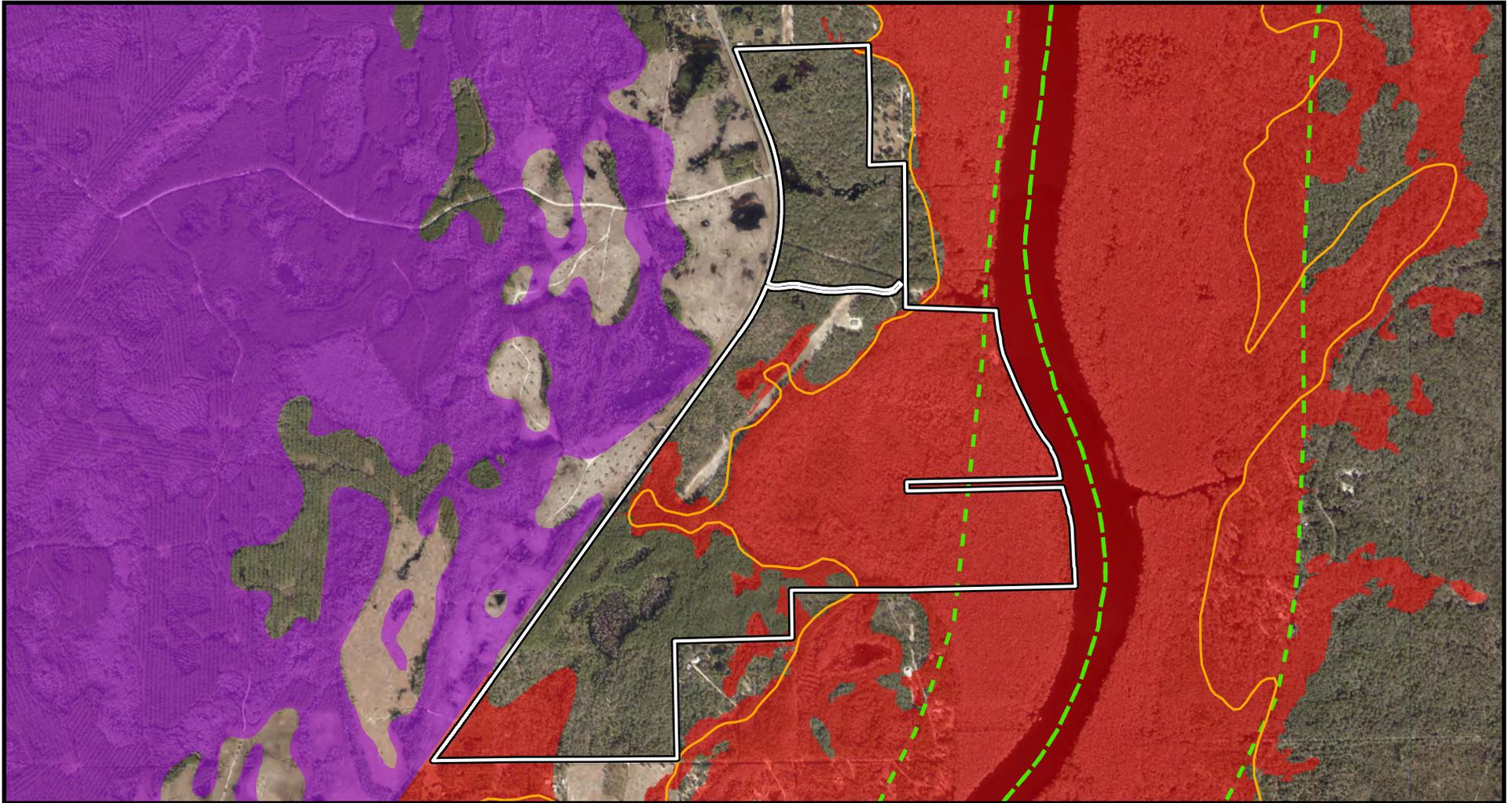


Ippolito CE Property Offer Springs Protection

-  Property Boundary
-  Springs Protection
-  Springs

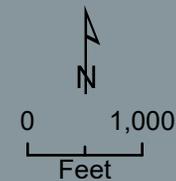
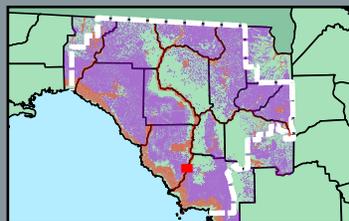


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-  Property Boundary
-  10 Year Floodplain
-  Floodway
- 100 Year Floodplain
-  Zone A
-  Zone AE

Ippolito CE Property Offer Floodplain Protection



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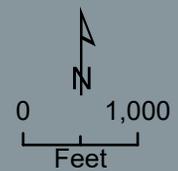
Property Boundary

FL Wildlife Corridor

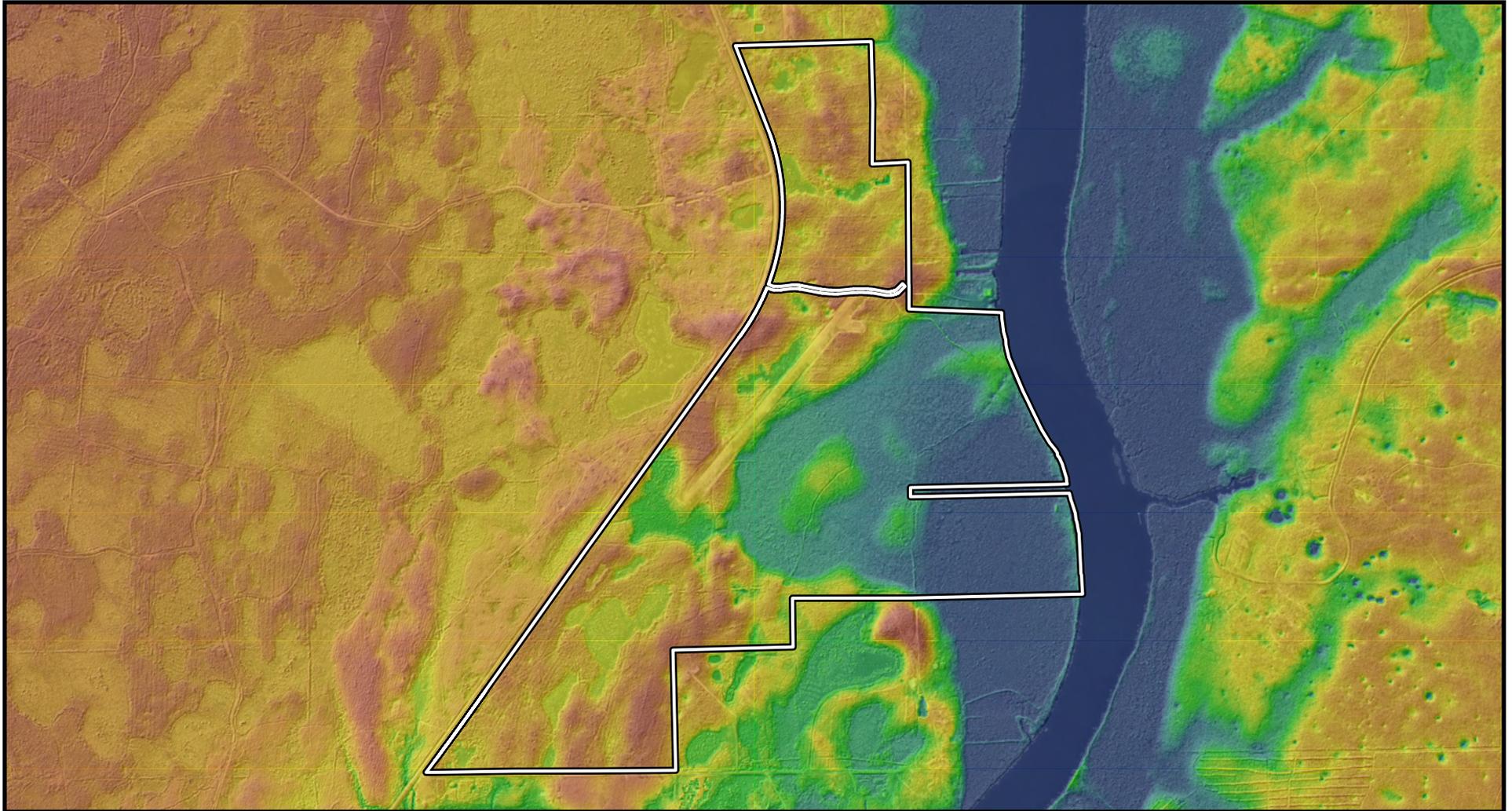
Land Cover

- Urban
- Rangeland
- Upland Forest
- Water
- Wetlands
- Transportation

Ippolito CE Property Offer Land Management



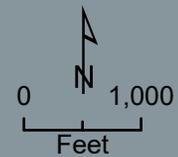
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**Ippolito CE
Property Offer
LIDAR**

 Property Boundary

Bare Earth Elevation



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SUWANNEE TRIAGE ANALYSIS RESULTS

General

Property Name: Bascom Southern and Campbell Global

Acreage: ± 52,000 ac

Transaction Type: Conservation Easement

County: Dixie

Date: 08/14/2025

SRWMD Florida Forever: No

SRWMD 5 Year Acquisition Plan: No

Statewide Florida Forever: Yes

Surface Water Protection

Major River: (N)

Riverine Surface Waters: (Y) [± 25,229]

Wetland Acreage: ± 28,273 ac | 54%

Upland Acreage: ± 23,727 ac | 46%

Flood Protection

Floodway: (N)

10 Year Floodplain: (N/A)

100 Year Floodplain: (Y) [± 36,811 ac] | 71%

Springs Protection

Springshed: (N)

Spring on Site: (N)

Land Management

Adjacency: (Y)

Rare Species: (N/A)

Cultural Resources: (N)

Miscellaneous

Priority Focus Area: (Y) [Fanning Manatee]

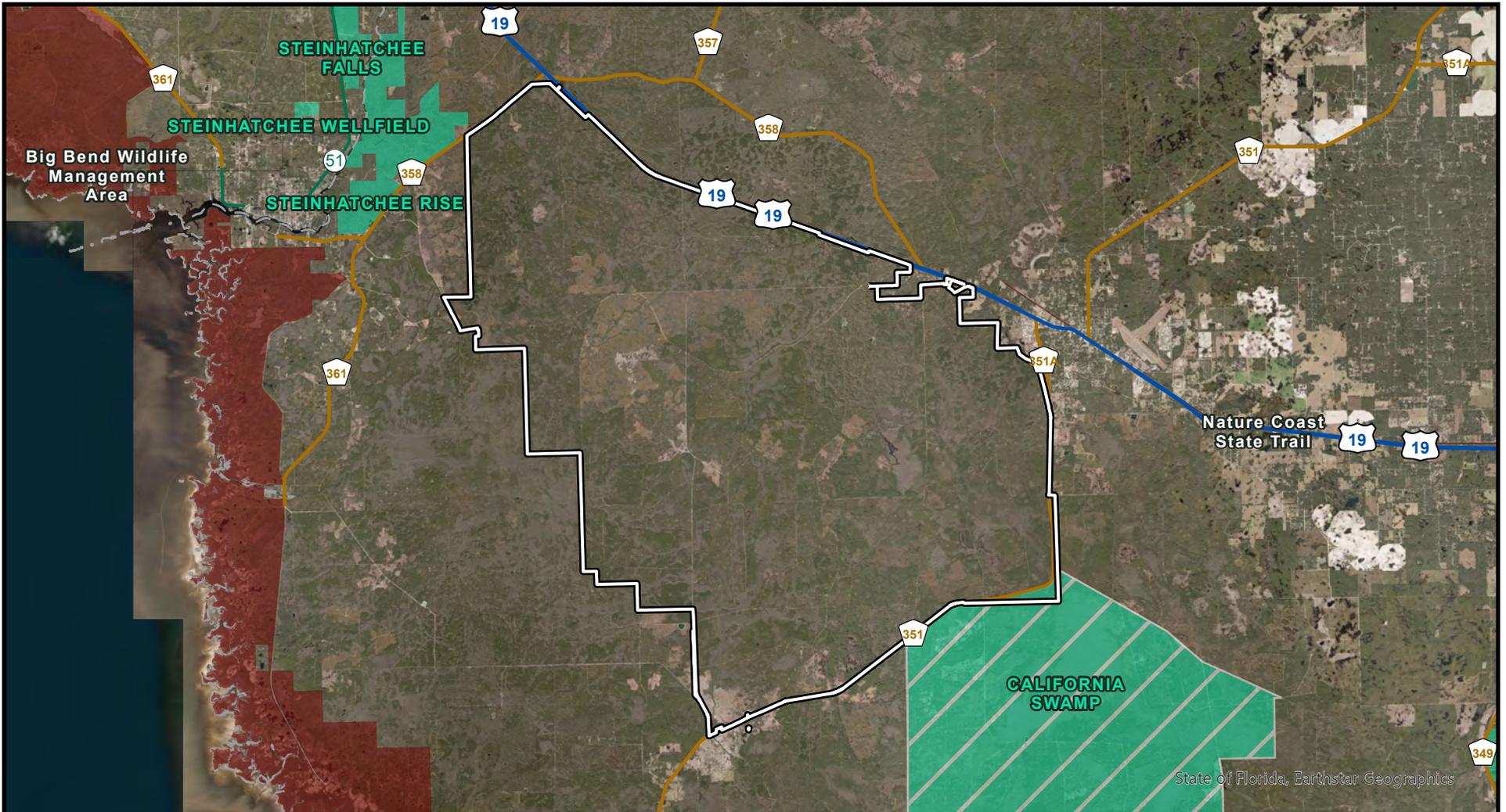
Water Supply Planning Area: (partial) [Western]

Basin Management Action Plan: (N)

Wildlife Corridor: (Y)

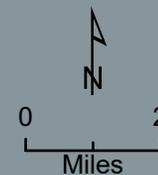
Wells: (Y) [14 MWI Wells]

River Frontage: (N)

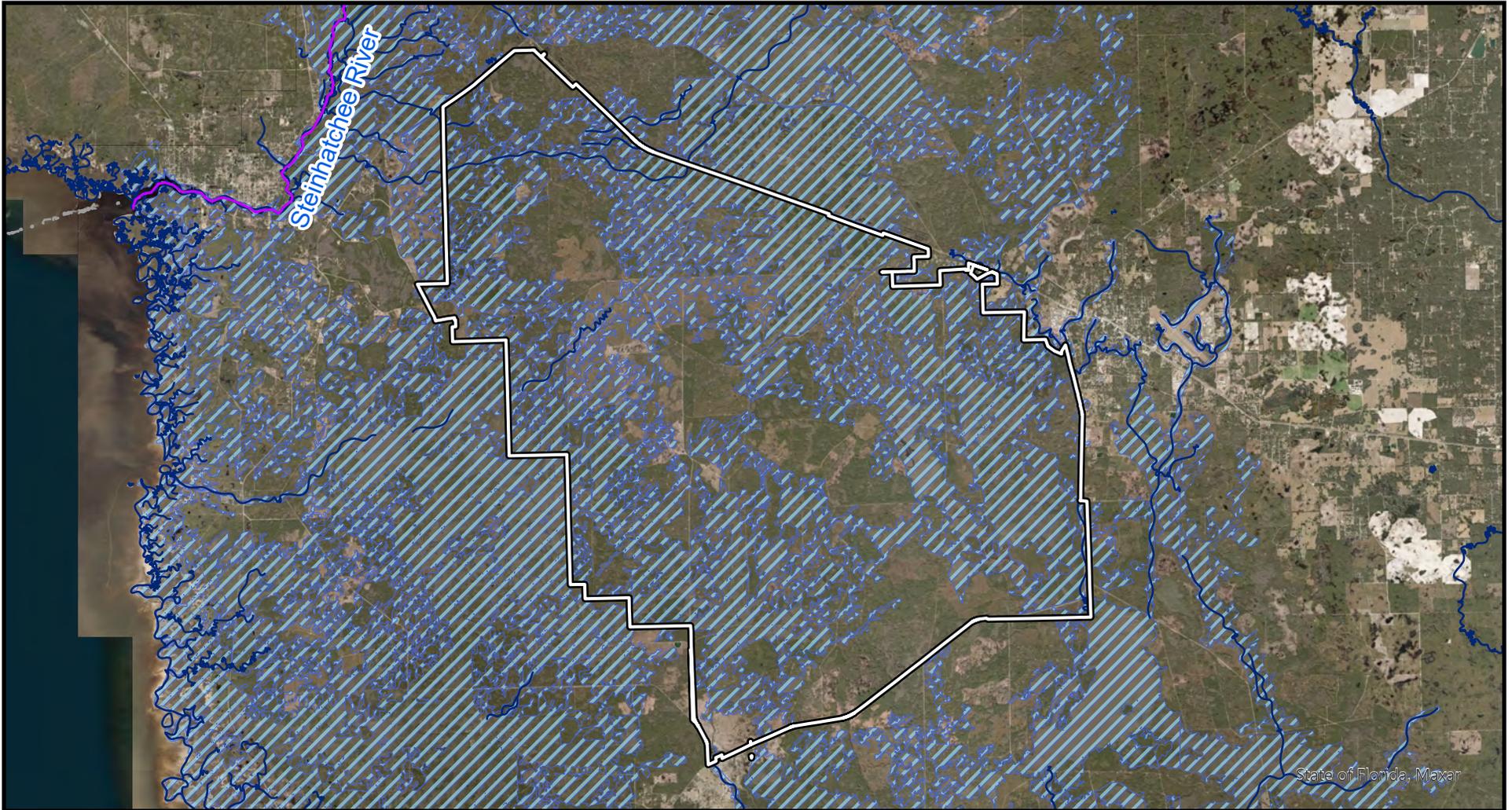


Bascom Southern and Campbell Global
± 52,000 ac
Dixie County

-  Property Boundary
-  SRWMD Ownership
-  SRWMD Conservation Easement
-  Other Public Ownership



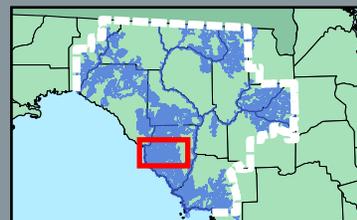
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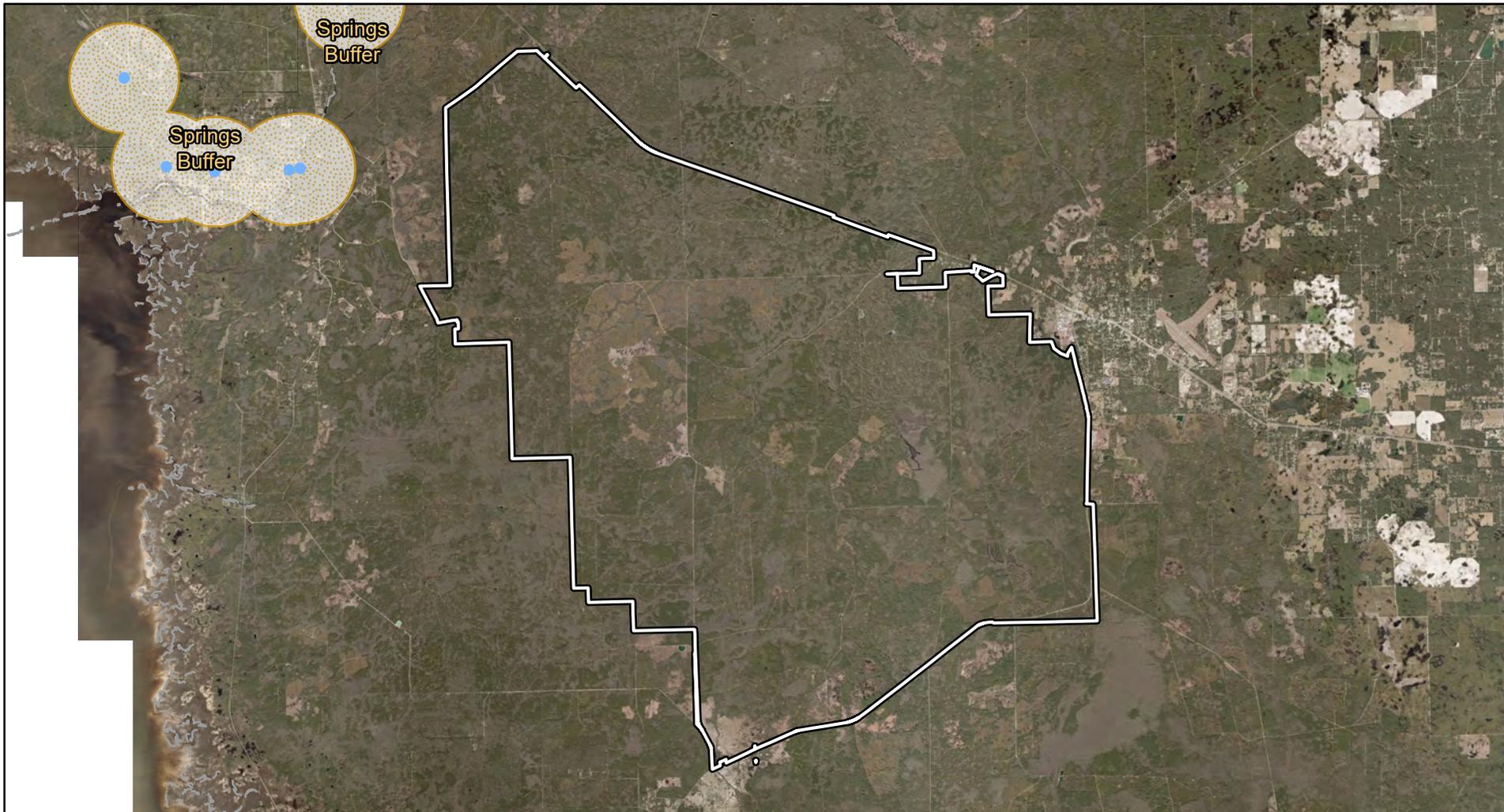
State of Florida, Maxar

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

Bascom Southern and Campbell Global Property Offer Surface Water Protection

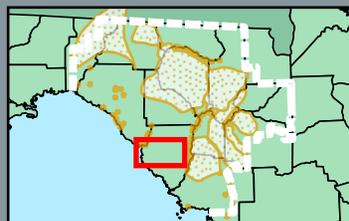


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Bascom Southern and Campbell Global Property Offer Springs Protection

-  Property Boundary
-  Springs Protection
-  Springs



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