



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

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

December 9, 2025
Following Board Meeting

District Headquarters
Live Oak, FL

1. Call to Order / Committee Roll Call
2. Public Comments
3. **Property Exchange / Surplus / Conveyance**
Declaration of Surplus for the Riverbend Estates Parcels, Dixie County
4. Announcements
5. 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: Land Acquisition and Surplus Team
FROM: Katelyn Potter, Director, Division of Outreach and Operations
THRU: Hugh Thomas, Executive Director
DATE: November 1, 2025
RE: Declaration of Surplus for the Riverbend Estates Tract, Dixie County

RECOMMENDATION

Declare as surplus parcels within the Riverbend Estates Tract consisting of 15.5 acres +/- located in Dixie County.

BACKGROUND

The Riverbend Estates Tract parcels were acquired in various transactions from 1995-2001 using Save Our Rivers funds for a total of \$87,650 across 14.2 acres. In 2023, an additional lot was added as part of an exchange. 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 following parcels are recommended for surplus, totaling 15.5 acres: 06-11-14-7070-000-A0100, 06-11-14-7068-0000-0420, 06-11-14-7070-000A-0090, 06-11-14-7070-000A-0110, 06-11-14-7070-000A-0300, 06-11-14-7070-000A-0160, 06-11-14-7068-0000-0390, and 06-11-14-7070-000A-0150.

Pursuant to GBD25-0004, the property was screened using the water resource evaluation shown in the triage summary maps and surplus land guidelines shown in Table 1. Based on the analysis, the parcel does not further the District's land conservation purposes and is recommended for surplus, allowing for development with advanced septic requirements.

In October 2025, an adjacency offer was received for two portions of the River Bend Estates parcel, consisting of 2.22 acres +/- . After reviewing the request, staff recommended surplus of the entire parcel. If approved for surplus, staff will begin negotiations with the requestor.

Parcel 06-11-14-7068-0000-0420 is adjacent to a county boat ramp and is being used for boat trailer parking. The County maintains a portion of the parcel for the trailer parking. Staff recommend this lot be conveyed to Dixie County.

A site visit was performed on November 17, 2025. Based on the date of acquisition, a 2/3 vote will be required by the Governing Board to surplus the parcel in accordance with 373.089(6)(a), F.S.

Any property not sold through an adjacency sale will be sold to the general public. A map indicating the surplus parcels is attached.

KCP/ao
Attachments

| |
|---|
| Table 1 – Surplus Lands Guidelines |
| The extent to which disposing of the lands will adversely affect management effectiveness and efficiency. |
| |
| The extent to which the lands are currently used by the public for recreational purposes. |
| None, the parcels have no known recreation or established recreation facilities. |
| Whether disposal of the lands would result in a net loss of lands open to public hunting. |
| None, the parcels are not open to hunting. |
| The extent to which the lands provide other significant archaeological, historical, or ecological value. |
| None, there are no observed significant cultural resources on the parcels. |
| The extent to which the lands provide a valuable linkage to conservation property owned by the District or other publicly owned conservation lands. |
| None, the parcels are located within a residential neighborhood. |
| 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. |
| None, the parcels are not actively managed. |
| The extent to which the lands are marketable. |
| High, the lands are located with a residential neighborhood and desired for purchase. |
| The extent to which concerns of other public conservation land managers or members of the public have been addressed. |
| There are no known concerns. |
| The extent to which disposing of the lands will adversely affect potential future water resource development projects. |
| None, this property is not suitable for a project due to its small size location. |
| The extent to which lands are more suitable for management by others due to size or location with the District retaining a conservation easement. |
| None, these parcels are located within a residential neighborhood. Permitting will address conservation concerns. The lot associated with boat trailer parking is recommended for conveyance to the county. |
| 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. |
| N/A |
| 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. |
| N/A |
| For lands with merchantable timber, the extent to which disposing of the land would reduce timber revenue available to the District. |
| None, the parcels contains hardwoods of negligible value and are not harvestable. |
| Access to public or private water and/or wastewater utilities. |
| N/A |



SUWANNEE TRIAGE ANALYSIS RESULTS

General

Property Name: River Bend Estates

Date: 11/12/2025

Acreage: ± 15.5 ac

SRWMD Florida Forever: No

Transaction Type: Surplus

SRWMD 5 Year Acquisition Plan: No

County: Dixie

Statewide Florida Forever: No

Surface Water Protection

Flood Protection

Major River: (N)

Floodway: (Y) [± 15.5 ac] | 100%

Riverine Surface Waters: (Y) [± 2.2 ac] | 14%

10 Year Floodplain: [± 15.5 ac] | 100%

Wetland Acreage: ± 5.1 ac | 33%

100 Year Floodplain: [± 15.5 ac] | 100%

Upland Acreage: ± 10.4 ac | 75%

Springs Protection

Land Management

Springshed: (Y) [Springs Buffer]

Adjacency: (SRWMD OWNED)

Spring on Site: (N)

Rare Species: (N/A)

Cultural Resources: (N)

Miscellaneous

Priority Focus Area: (N)

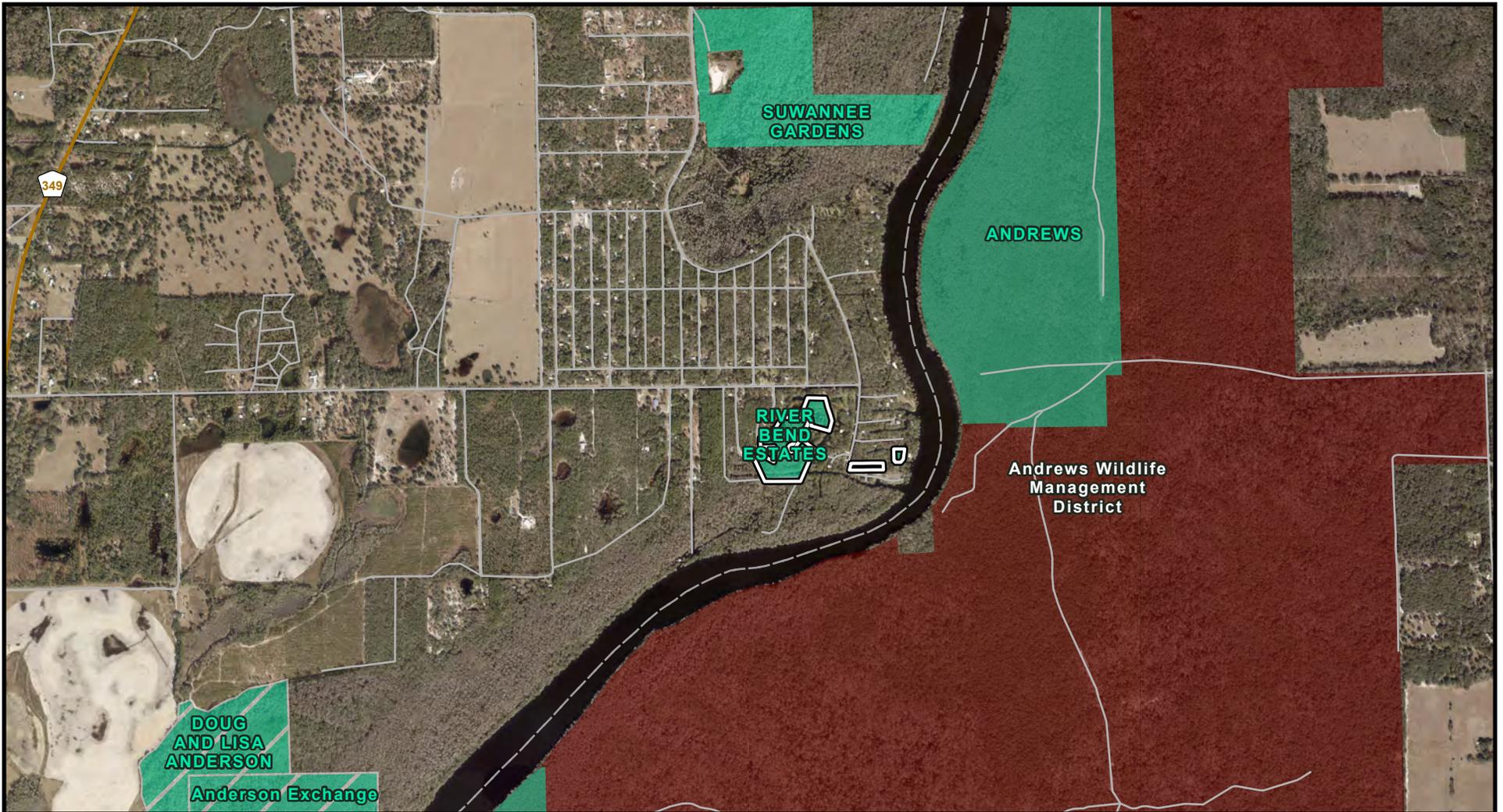
Wildlife Corridor: (Y)

Water Supply Planning Area: (Y) [Western]

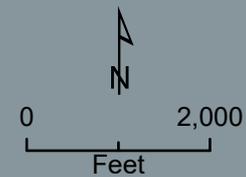
Wells: (N)

Basin Management Action Plan: (Y) [Suwannee]

River Frontage: (N)



**River Bend Estates
± 15.5 ac
Dixie County**



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

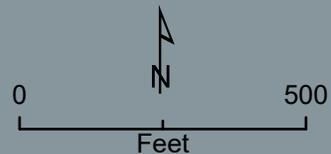
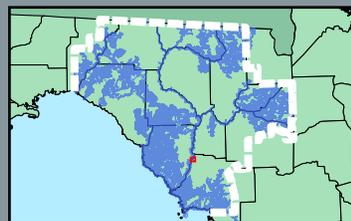


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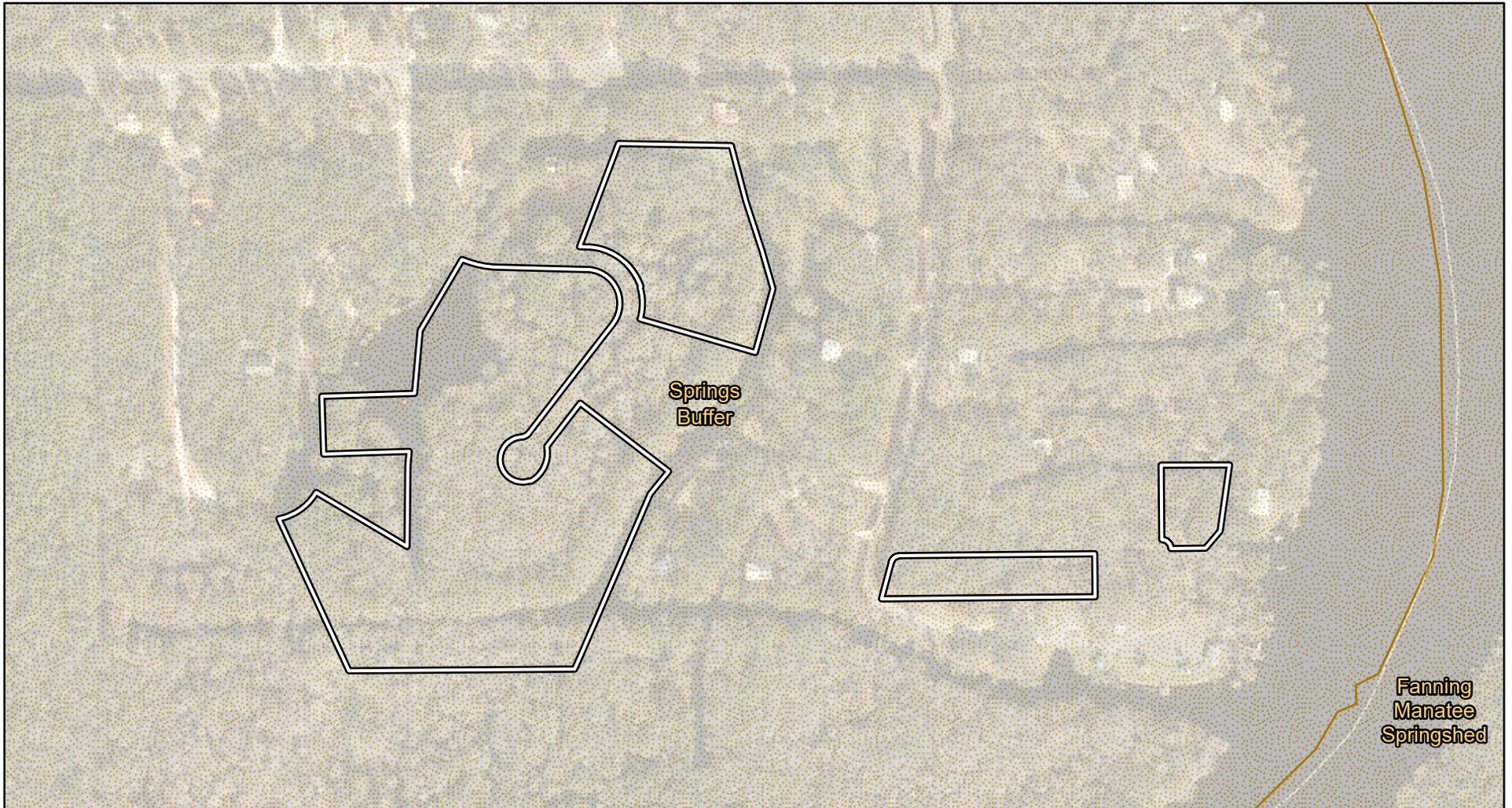


-  Property Boundary
-  Surface Waters (Riverine)
-  Creeks and Streams
- SRWMD Major Rivers
-  Priority 1
-  Priority 2
-  Other

River Bend Estates Property Offer Surface Water Protection

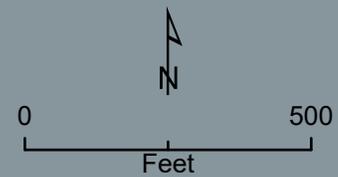
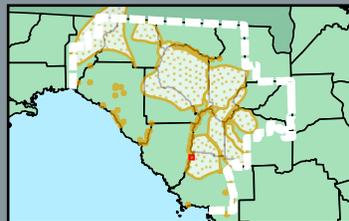


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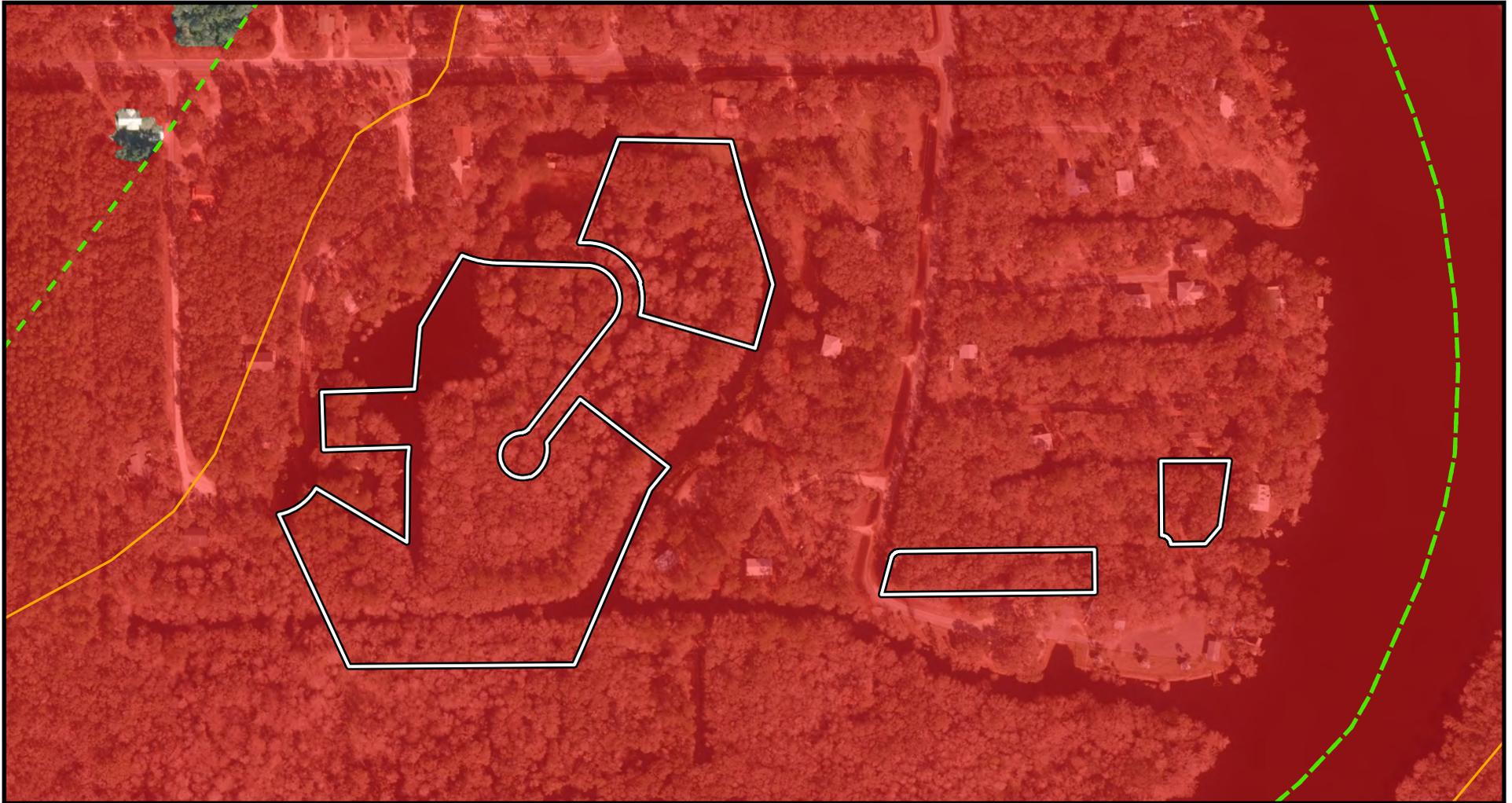


River Bend Estates Property Offer Springs Protection

-  Property Boundary
-  Springs Protection
-  Springs

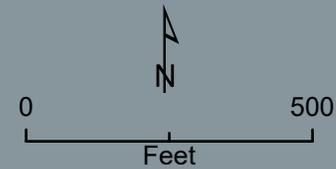
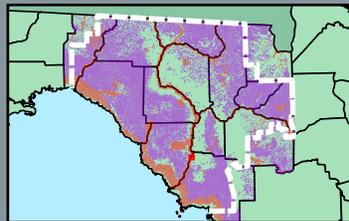


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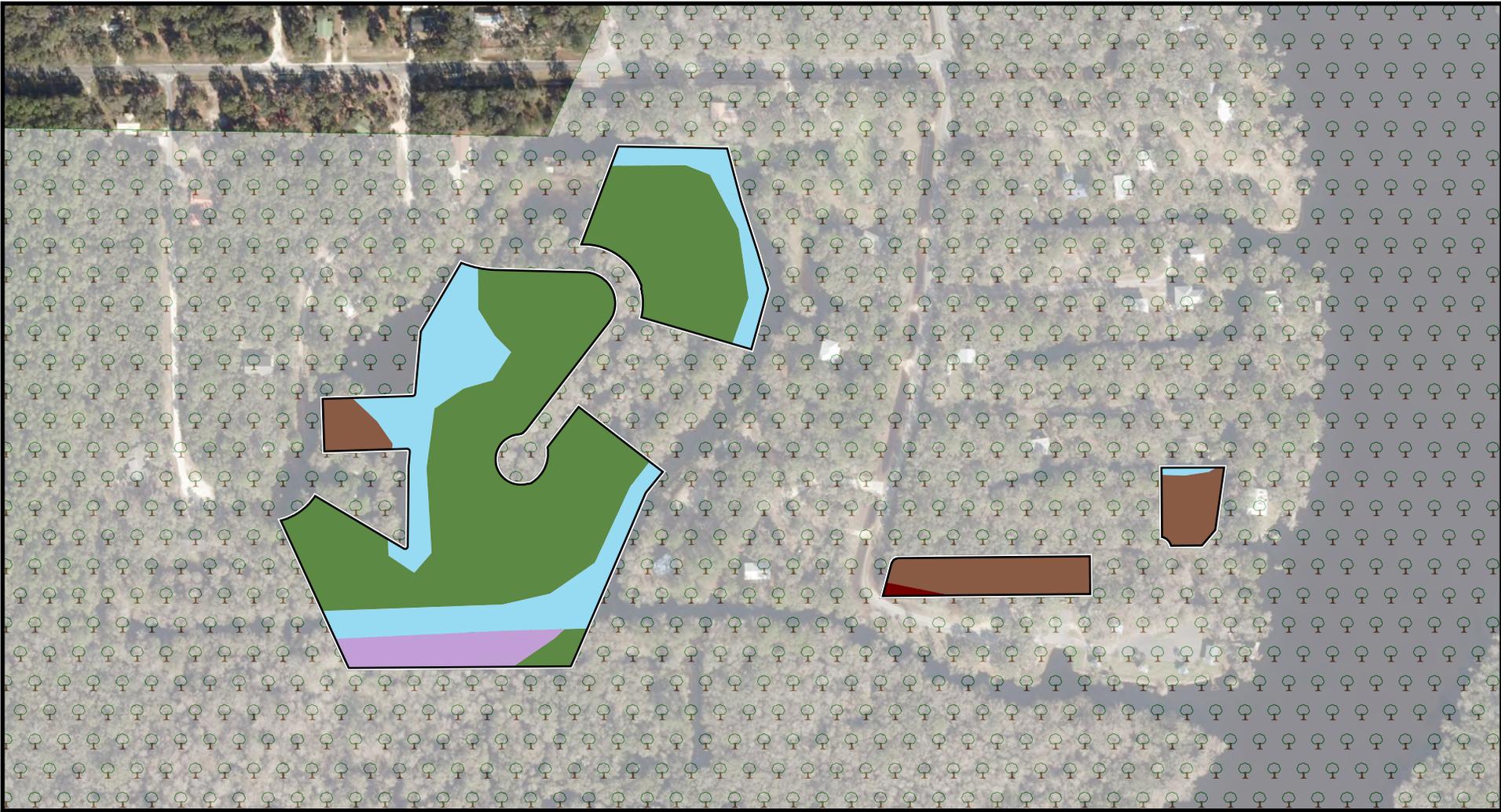


-  Property Boundary
-  10 Year Floodplain
-  Floodway
-  100 Year Floodplain
-  Zone AE

River Bend Estates Property Offer Floodplain Protection

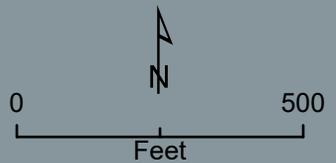


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-  Property Boundary
-  FL Wildlife Corridor
- Land Cover**
-  Urban
-  Upland Forest
-  Water
-  Wetlands
-  Transportation

River Bend Estates Property Offer Land Management



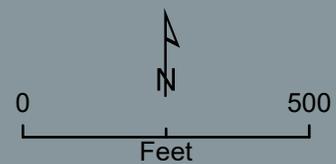
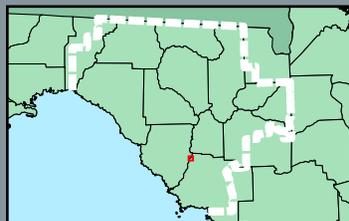
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River Bend Estates Property Offer LIDAR

 Property Boundary

Bare Earth Elevation



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