

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

GoTo Webinar Link: <https://attendee.gotowebinar.com/register/2119912704840872974>

Call-In Number for Audio: Toll Free 1-888-585-9008 - **Conference Room Number: 704-019-452 #**

On-line Public Comment Form Link: www.MySuwanneeRiver.com/Comments

**Open to the Public
(Limited Seating Capacity Following CDC Guidelines Regarding Social Distancing)**

November 10, 2020
Following Board Workshops

District Headquarters
Live Oak, Florida

1. Call to Order / Committee Roll Call
2. Public Comment
General Discussion / Updates
3. Lukens Tract – Levy County
Land Acquisition / Property Offers
4. Crosby Lake - Bradford County
5. Camp and Abel Tract - Hamilton County
6. Quail Heights - Columbia County
7. Plantations at Deep Creek Conservation Easement - Columbia County
8. Rio Lindo Conservation Easement – Gilchrist County
Conservation Easement Modification Requests
- . None
Surplus Lands
None
9. Announcements
10. Adjournment

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

Definitions:

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

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

SUWANNEE RIVER WATER MANAGEMENT DISTRICT

MEMORANDUM

TO: Lands Committee

FROM: Stephen Schroeder, Chief, Office of Administration

THRU: Steve Minnis, Deputy Executive Director, Business and Community Services

DATE: October 28, 2020

RE: Detailed Assessment and Negotiations for a Fee Acquisition of the Crosby Lake Parcel, Bradford County

RECOMMENDATION

Staff requests the Lands Committee recommend to the Governing Board to authorize staff to enter into detailed assessment and negotiations for the acquisition of a 1,380 +/- acre parcel located in Bradford County and authorize staff to present the final proposed acquisition, related project plans and contracts directly to the Governing Board.

BACKGROUND

The District received an offer to purchase the fee interest in a 1,380 +/- acre parcel of real estate in Bradford County from Mr. Avery Roberts. The parcel is partially adjacent to Crosby Lake. The offer proposes a price of \$2,900 per acre to be determined by an appraisal and the offeror has also confirmed that a conservation easement would be considered in lieu of a fee purchase.

Staff continues to assess the parcel for potential projects to include alternative water supply projects and anticipates having a proposal before the end of November 2020. Further, staff believes that some partnership with Bradford County will be necessary to address concerns with a canal that crosses the parcel and connects Crosby Lake to Lake Sampson. The parcel contains 200 +/- acres of riverine surface waters, 810 +/- acres are within the 100-year floodplain, is within the Eastern Water Supply Planning Area and the Santa Fe Basin Management Action Plan.

Staff is recommending that the District conduct detailed assessments and enter into negotiations with the offeror and Bradford County while proceeding with conceptual project development options.

Because the final acquisition will include project plans and a contractual arrangement with another governmental entity, staff requests that the Lands Committee authorize the final proposal to be submitted directly to the Governing Board.

The acquisition has the potential to exceed \$1,000,000, and therefore it was submitted for review by the Executive Office of the Governor through the Florida Department of Environmental Protection pursuant to the Governor's Memo #12-019. On October 30, 2020, the District received approval to proceed as submitted.

The offer, an e-mail refining the offering price, triage summary map and a parcel assessment are attached.

SCS/rl
Attachments
File #2020-011

**SUWANNEE RIVER WATER MANAGEMENT DISTRICT
PROPERTY OFFER APPLICATION**


9225 CR 49, Live Oak, FL 32060

(386)362.1001

E-Mail: acquisitions@srwmd.org

Rule 40B-9.041(1), Florida Administrative Code, requires specific information to initiate the acquisition process.

Applicant Information			
Name:	Roberts Capital Ventures, LLC		
Address:	P.O. Box 238	City:	Lake Butler
		State:	FL
		Zip:	32054
Phone:	(386)496-3509	E-Mail:	avery@flaland.com
Applicant Signature:	_____	Date:	_____

Owner of Record (Owner is Applicant yes <input checked="" type="checkbox"/> no <input type="checkbox"/>)			
Name:	Roberts Capital Ventures, LLC		
Address:	PO Box 238	City:	Lake Butler
		State:	FL
		Zip:	32054
Phone:	(386)496-3509	E-Mail:	avery@flaland.com
Owner's Authorization: This is to advise the individual named above as applicant is the Authorized Representative of the owner(s) of the property described below. This authorization is for any communication and negotiations concerning conveyance of the property to the Suwannee River Water Management District.			
Owner Signature:		Date:	3/12/20
Owner Signature:	_____	Date:	_____

Property/Project Information	
Asking Price (Fee):	TBD (Conservation Easement) : _____
General Location (address, intersection, etc.):	Located off of SR 100 & Crosby Lake, Starke, Florida
Acreage:	1,380 +/-
County:	Bradford
Tax Parcel Number(s):	See Attached - Listing of Tax Parcel Number(s)
Legal Description:	Portions of Sections 22, 23, 24, 25, 26, 27, 35 & 36, Township 6 South, Range 21 East; See Attached - for full Legal Description
Improvements: None	
In addition, please provide an aerial, survey, or map identifying property boundaries and a copy of the Deed.	

Title Condition (Deed restrictions, easements, mineral interest, rights held by others, etc.)
See Attached - Title Conditions

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

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



9/6/2018

ROBERTS CAPITAL VENTURES, LLC

P.O. Box 238
Lake Butler, FL 32054
(386) 496-3509
Fax: (386) 496-4309

April 16, 2020

Mr. Stephen Schroeder
Office of Administrator Chief
Suwannee River Water Management District
9225 CR 49
Live Oak, FL 32060
Via Email: Stephen.Schroeder@srwmd.org

Re: Crosby Lake Tract, Bradford County, Florida

Dear Mr. Schroeder,

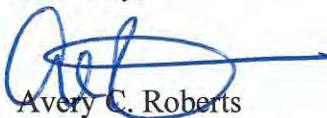
In follow up to recent discussions and pursuant to your request – our current asking price for a fee simple purchase of the above referenced property, or a substantial portion thereof, is \$2,900.00 per acre. Please be advised that we would also be extremely interested in discussing the possibility of a conservation easement, however we would need some additional information as to the general limitations and potential terms for same before we would be able to determine an asking price for that type of encumbrance. We have been involved with the placement of conservation easements on some of our properties in the past, which some were more restrictive than others, so if we could get a little more information on what the District may envision for this property it will be helpful to us in being able to provide you with that pricing.

We look forward to hearing from Mr. Bill McKinstry and setting up a site visit to tour the property at his convenience.

If you should you have any questions or if you need any additional information at this time, please do not hesitate to give me a call at (386)496-3509 or on my cell at (352)278-0841.

We appreciate all of your time and interest in our property.

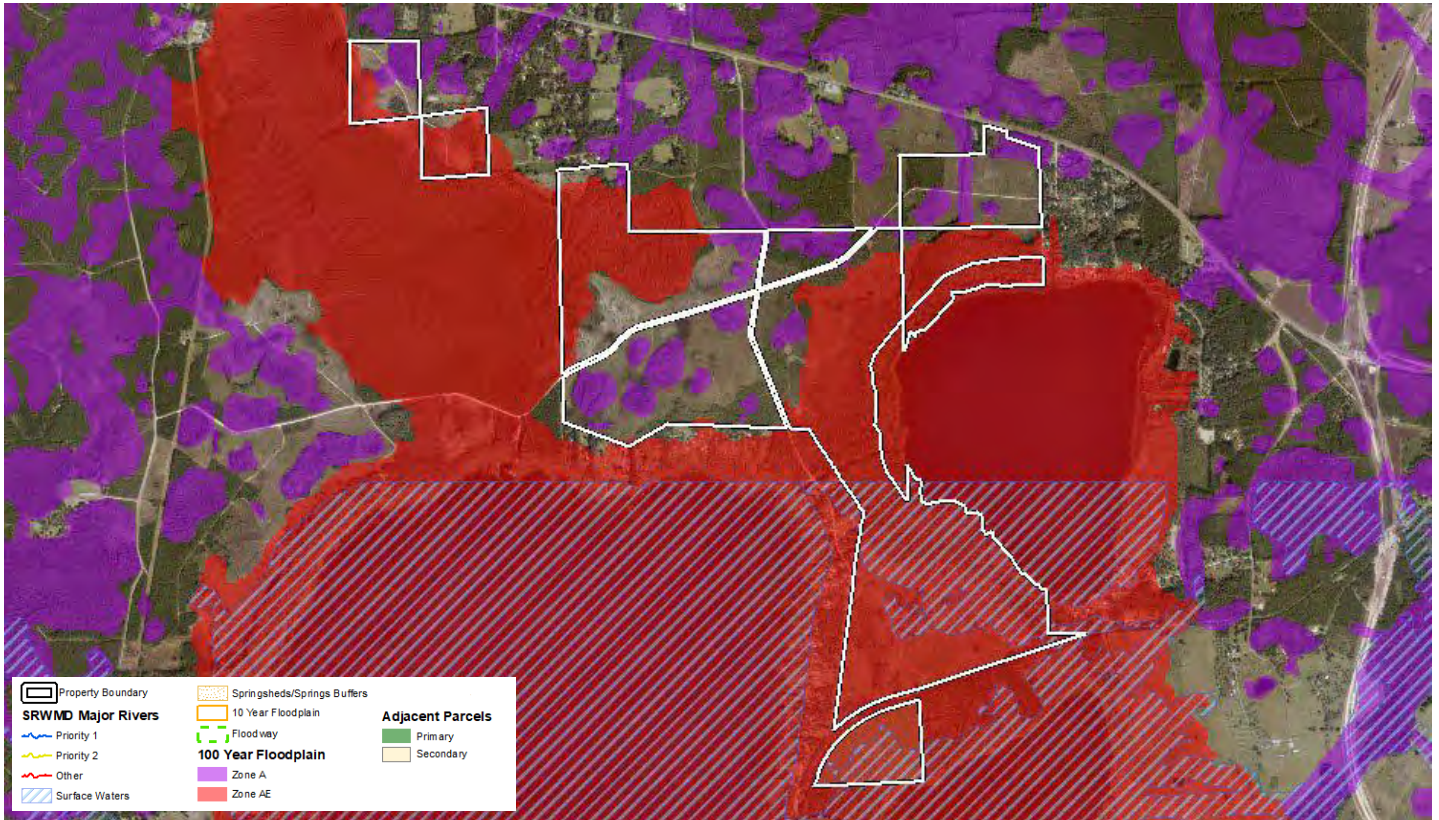
Sincerely,



Avery C. Roberts
Manager



SUWANNEE TRIAGE ANALYSIS RESULTS



Property Name: Crosby Lake Tract

Date: 04/09/2020

Acreage: ± 1380

County: Bradford

Transaction Type: Acquisition

Florida Forever: No

Surface Water Protection

Major River: (N)

Riverine Surface Waters: (Y) [± 200 ac]

Flood Protection

Floodway: (N)

10 Year Floodplain: (N/A)

100 Year Floodplain: (Y) [± 810 ac]

Springs Protection

Springshed: (N)

Adjacency: (Partial Primary)

Miscellaneous

PFA: (N)

WSPA: (Y) [Eastern]

BMAP: (Y) [Santa Fe]

PARCEL SUMMARY

TRACT: Crosby Lake

OWNER: Roberts Capital Ventures, LLC

PARCEL: 1,380 acres +/-

PARCEL DESCRIPTION: The Crosby Lake parcel consists of one large parcel and two smaller nearby parcels comprising 1,380 acres +/- in Bradford County. The parcel is partially adjacent to Crosby Lake. The offer proposes a price of \$2,900 per acre to be determined by an appraisal and the Offeror has also confirmed that a conservation easement would be considered in lieu of a fee purchase.

Staff continues to assess the parcel for potential projects to include alternative water supply projects and anticipates having a proposal before the end of November 2020. Further, staff believes that some partnership with Bradford County will be necessary to address concerns with a canal that crosses the parcel and connects Crosby Lake to Lake Sampson.

WATER RESOURCE GUIDELINE SCREENING:

Riverine Surface Water Protection: 15%

(due to errors in a third party database which created an anomaly in the analysis, this is likely a low depiction of surface water protection)

Springshed Protection: 0%

Floodplain Protection: 59%

Priority Focus Area: No

Water Supply Planning Area: Eastern

BMAP: No

OUTSTANDING INTERESTS: Owner indicates there are no outstanding interests, however, this will be confirmed through a title search.

CURRENT ASKING PRICE: The property is being offered for \$2,900 per but the owner has indicated a willingness to negotiate. Upon completion of the appraisal staff will negotiate the value of the property rights to be conveyed to the District in accordance with Florida Statutes. Additionally, a less than fee acquisition may also be available.

ASSESSMENT COSTS: Costs of detailed assessment are estimated to be from \$5,000 to \$7,500

ACCESS: This property appears to be accessible via State Road 100 and various smaller roads.

MANAGEMENT: District staff has not visited the site but are familiar with the areas due to adjacency to existing District lands and have determined that it presents no issues for management.

SCS/rl

File #2020-011

SUWANNEE RIVER WATER MANAGEMENT DISTRICT

MEMORANDUM

TO: Lands Committee

FROM: Stephen Schroeder, Chief, Office of Administration

THRU: Steve Minnis, Deputy Executive Director, Business and Community Services

DATE: October 19, 2020

RE: Detailed Assessment and Negotiations for the Acquisition of the Camp and Abel Tract, Hamilton County

RECOMMENDATION

Recommend the Governing Board authorize staff to enter into detailed assessment and negotiations for the fee acquisition of the Camp and Abel Tract, consisting of three parcels totaling 266.16 +/- acres located in Hamilton County.

BACKGROUND

In September 2020, the District received an offer to sell three parcels of real property located in Hamilton County consisting of 266.16 +/- acres. The offer included a price of \$948,000 which is negotiable and dependent upon appraisals. Staff has reviewed the parcels and recommends proceeding with the acquisition.

In assessing the parcels, staff separated the parcels into two separate triage units. Camp and Abel 1 contains two parcels located on the east side of Hamilton County abutting the Suwannee River and contain a combined 181.16 +/- acres. Camp and Abel 2 consists of one parcel located Southwest of the Camp and Abel 1 parcel and consists of 85 +/- acres also abutting the Suwannee River.

Camp and Abel 1 and 2 are within the District's Florida Forever workplan, are within the Eastern Water Supply Planning Area, provide surface water protection and flood protection benefits for the Suwannee River, and are adjacent to other District properties. Neither are within a priority focus area or BMAP.

Camp and Abel 1 contains 58.67 acres +/- of riverine surface waters and is entirely within the 10 and 100-year floodplain (178.12 acres are within the floodway).

Camp and Abel 2 contains 68.52 +/- acres within the floodway and 77.41 acres +/- within the 100-year floodplain.

After review, staff believes that ownership by the District would prevent further development in the floodway and floodplain, would improve public access to District lands and to the river, and would provide access for potential projects on the property.

A copy of the offer sheet, location map, triage summary map and a parcel assessment are attached.

SCS/rl
Attachments
File # 2020-012

Camp Et. Al., LTD
c/o Bette Camp Conine
3803 Halisport Lane
Kennesaw, Ga 30144
770-722-9157

The three (3) parcels contained in this offer are owned jointly by Camp Et. Al., LTD and the Sara Camp Abel Family Limited Partnership. Campville, LLC is the general partner of Camp Et. Al, LTD and Bette Camp Conine is the Managing Member. Walter B. Abel, Jr. is the General Partner of the Sara Camp Abel Family Partnership.

All three (3) parcels are currently under a timber lease with PCA. As the lease is terminating, clear title will not be a problem. Also, Parcel 2777-000 has been designated as part of the Greenways and Trails System.

The parcels being offered have a total of 2.5 miles of frontage on the Suwannee River. Further, as shown herein, each parcel contains currently merchantable timber. A report of the standing timber is attached hereto.


Bette Camp Conine
Campville, LLC
Managing Member

RECEIVED

SEP 23 2020

Suwannee River Water
Management District

**SUWANNEE RIVER WATER MANAGEMENT DISTRICT
PROPERTY OFFER APPLICATION**

9225 CR 49, Live Oak, FL 32060

(386)362.1001

E-Mail: acquisitions@srwmd.org

Rule 40B-9.041(1), Florida Administrative Code, requires specific information to initiate the acquisition process.

Applicant Information Camp Et. AL, LTD
Name: Bette Camp Conine
Address: 3903 Halisport Lane City: Kennesaw State GA Zip: 30144
Phone: 770-722-9157 E-Mail bccconine@comcast.net
Applicant Signature: _____ Date 9-21-20

Owner of Record (Owner is Applicant yes no)
Name: Camp Et. AL, LTD and Sara Camp Abel Family Limited Partnership
Address: _____ City: _____ State _____ Zip: _____
Phone: _____ E-Mail _____

Owner's Authorization: This is to advise the individual named above as applicant is the Authorized Representative of the owner(s) of the property described below. This authorization is for any communication and negotiations concerning conveyance of the property to the Suwannee River Water Management District.

Owner Signature: Bette Camp Conine Date: 9-21-20
Owner Signature: Bette Camp Conine, Managing Member Date: 9-21-20

Property/Project Information Price Negotiable based on appraisal.
Asking Price (Fee): \$948,000.00 (Conservation Easement): _____
General Location (address, intersection, etc.) _____
Acreage: 266.16 County: Hamilton
Tax Parcel Number(s): 1010-000; 1024-000; 2777-000
Legal Description: 4-IN-16E; 9-IN-16E; 36-1S-14E

Improvements: NONE

In addition, please provide an aerial, survey, or map identifying property boundaries and a copy of the Deed. See attached. Deeds will be provided as needed.

Title Condition (Deed restrictions, easements, mineral interest, rights held by others, etc.)
Expiring PCA Timber Lease
Florida Greenwaves + Trails Designation

Agreements (Identify any existing purchase agreement, option contract, listing agreement, or any other arrangement or agreement.) None

Other Pertinent Information (Please provide any other information that may be helpful in evaluating the request.) Merchantable timber



**SUWANNEE RIVER WATER MANAGEMENT DISTRICT
PROPERTY OFFER APPLICATION**

9225 CR 49, Live Oak, FL 32060
(386)362.1001
E-Mail: acquisitions@srwmd.org

Rule 40B-9.041(1), Florida Administrative Code, requires specific information to initiate the acquisition process.

Applicant Information
 Name: _____
 Address: _____ City: _____ State _____ Zip: _____
 Phone: _____ E-Mail _____
 Applicant Signature: _____ Date _____

Owner of Record (Owner is Applicant yes no) *Sara Camp Abel Family Limited Partnership*
 Name: Walter B. Abel, Jr.
 Address: 4080 Walnut Cove Circle City: Fairfax State VA Zip: 22030
 Phone: 704-577-9919 E-Mail: waltabel@aol.com

Owner's Authorization: This is to advise the individual named above as applicant is the Authorized Representative of the owner(s) of the property described below. This authorization is for any communication and negotiations concerning conveyance of the property to the Suwannee River Water Management District.

Owner Signature: Walter B. Abel, Jr. Date: 3/2/2020
 Owner Signature: General Partner Date: _____

Property/Project Information
 Asking Price (Fee): _____ (Conservation Easement) : _____
 General Location (address, intersection, etc.) _____
 Acreage: _____ County: _____
 Tax Parcel Number(s): _____
 Legal Description: _____

 Improvements: _____

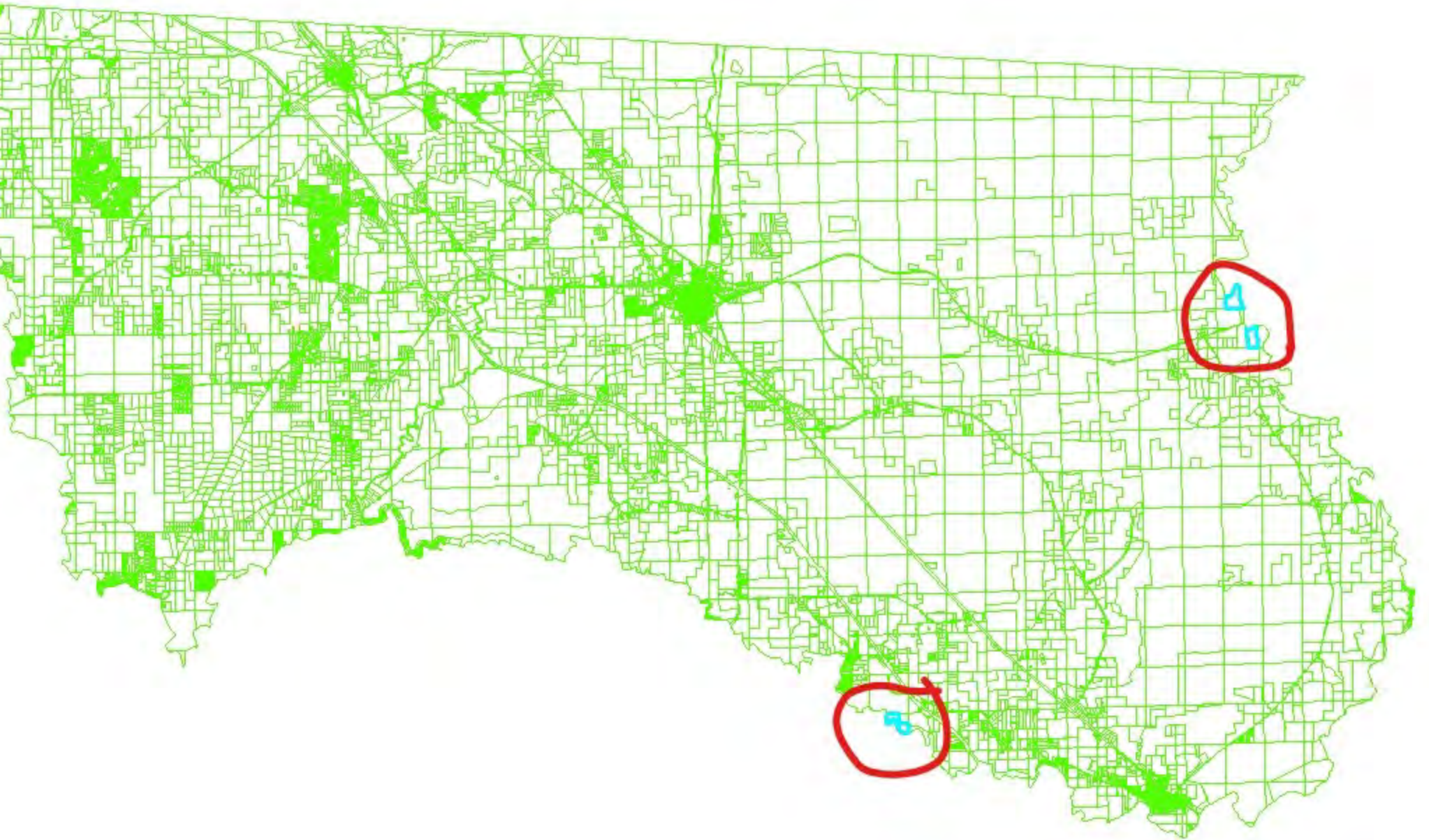
 In addition, please provide an aerial, survey, or map identifying property boundaries and a copy of the Deed.

Title Condition (Deed restrictions, easements, mineral interest, rights held by others, etc.)

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

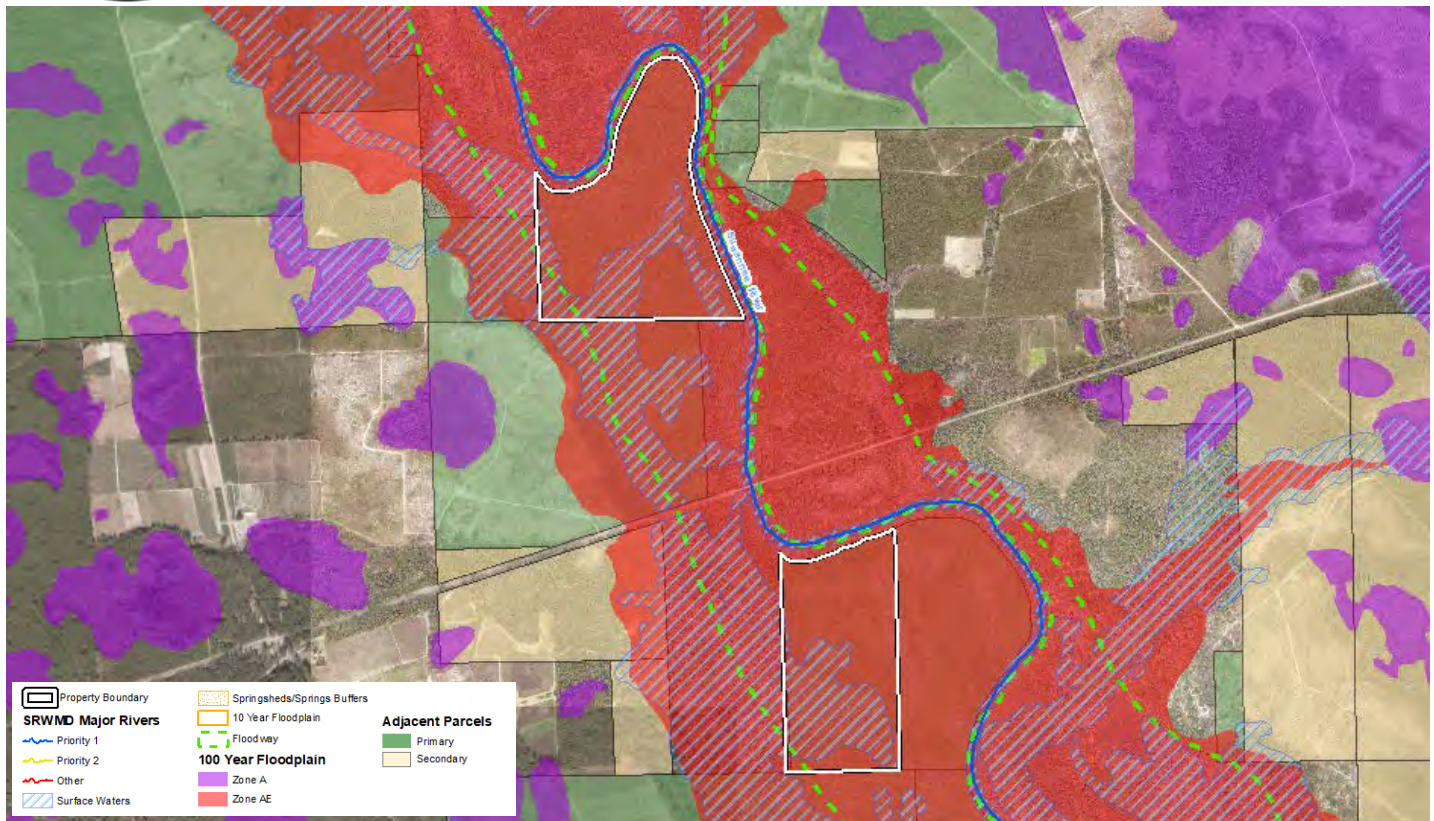
Other Pertinent Information (Please provide any other information that may be helpful in evaluating the request.)







SUWANNEE TRIAGE ANALYSIS RESULTS



Property Name: Camp and Abel 1

Date: 10/08/2020

Acreage: ± 181.16 ac

County: Hamilton

Transaction Type: Acquisition

Florida Forever: Yes

Surface Water Protection

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

Riverine Surface Waters: (Y) [± 58.67 ac]

Flood Protection

Floodway: (Y) [± 178.12 ac]

10 Year Floodplain: (Y) [± 181.16 ac]

100 Year Floodplain: (Y) [± 181.16 ac]

Springs Protection

Springshed: (N)

Adjacency: (Y) [Primary]

Miscellaneous

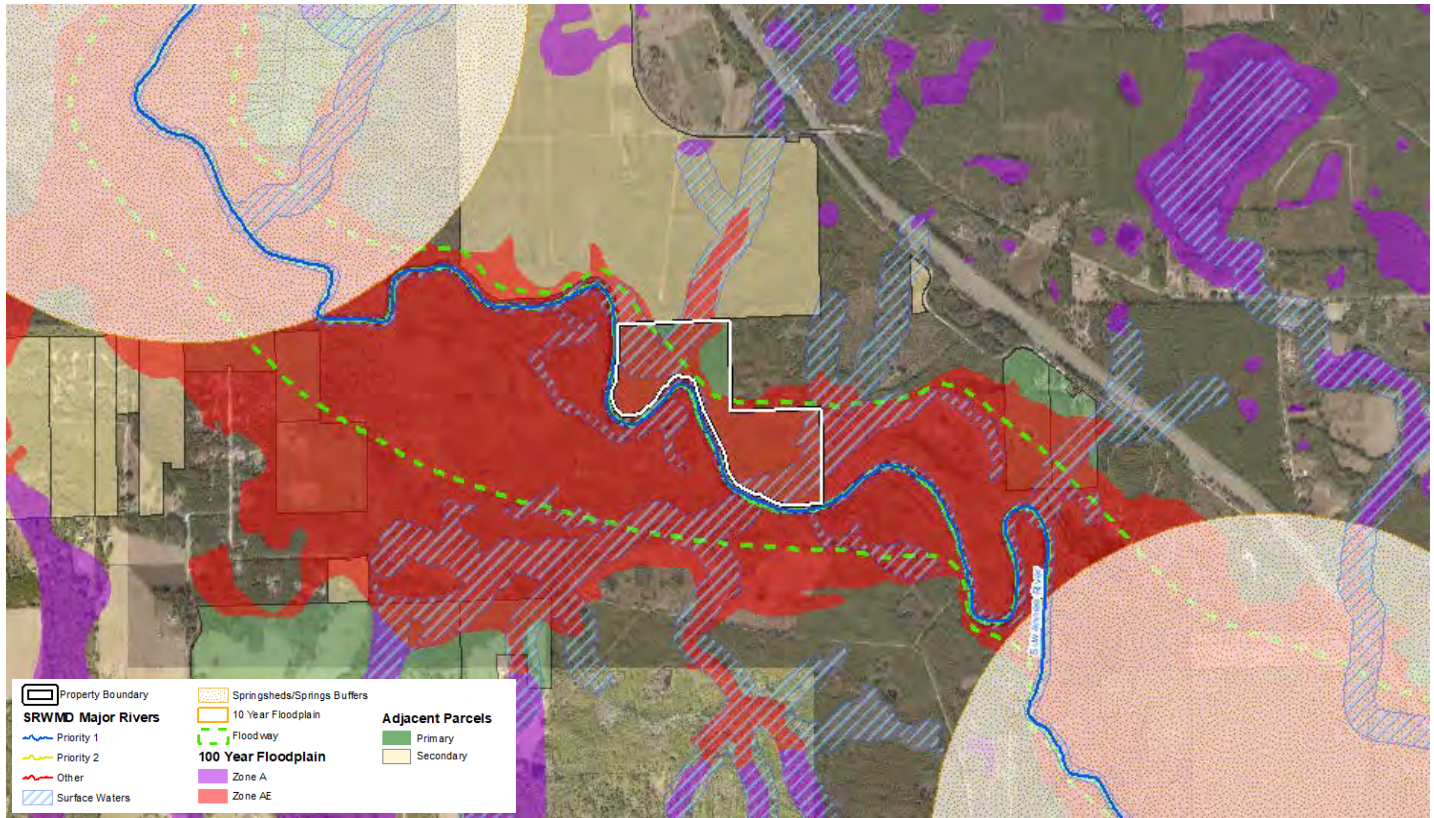
PFA: (N)

WSPA: (Y) [Eastern]

BMAP: (N)



SUWANNEE TRIAGE ANALYSIS RESULTS



Property Name: Camp and Abel 2

Date: 10/08/2020

Acreage: ± 85 ac

County: Hamilton

Transaction Type: Acquisition

Florida Forever: Yes

Surface Water Protection

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

Riverine Surface Waters: (Y) [± 35.2 ac]

Flood Protection

Floodway: (Y) [± 68.52 ac]

10 Year Floodplain: (Y) [± 69.53 ac]

100 Year Floodplain: (Y) [± 77.41 ac]

Springs Protection

Springshed: (N)

Adjacency: (Y) [Primary]

Miscellaneous

PFA: (N)

WSPA: (Y) [Eastern]

BMAP: (N)

PARCEL SUMMARY

TRACT: Camp and Abel

OWNER: Camp et. al. Ltd. And Sara Camp Abel Family Limited Partnership

PARCEL: 266.16 acres +/-

PARCEL DESCRIPTION: The Camp and Abel tract consists of three parcels located in Hamilton County and combined comprise a total of 266.16 +/- acres. The parcels are adjacent to several District owned tracts including Jerry Branch, Turner Bridge, Cypress Creek South and Belmont. Two of the parcels would provide uninterrupted connection between Turner Bridge and Cypress Creek South and would expand the Belmont tract. Both parcels would increase river frontage on the Suwannee River. The third tract would connect Jerry Branch with the Suwannee River, again providing additional river front property owned by the District.

The parcels have been used for timber operations with a recent termination of the timber lease. Ownership by the District would provide protections against future development within the floodway and floodplain of the Suwannee River, provide increased river and surface water protection and enhance public access to existing District lands. All three parcels are included in the District's Florida Forever plan.

WATER RESOURCE GUIDELINE SCREENING:

Camp and Abel 1 (181.16 acres +/-)

Riverine Surface Water Protection: 32%

Springshed Protection: 0%

Floodplain Protection: 100%

Priority Focus Area: No

Water Supply Planning Area: Eastern

BMAP: No

Camp and Abel 2 (85 acres +/-)

Riverine Surface Water Protection: 41%

Springshed Protection: 0%

Floodplain Protection: 91%

Priority Focus Area: No

Water Supply Planning Area: Eastern

BMAP: No

OUTSTANDING INTERESTS: Owner indicates there are no outstanding interests, however, this will be confirmed through a title search.

CURRENT ASKING PRICE: The property is being offered for \$948,000 but the owners have indicated a willingness to negotiate. Upon completion of the appraisal staff will negotiate the value of the property rights to be conveyed to the District in accordance with Florida Statutes.

ASSESSMENT COSTS: Costs of detailed assessment are estimated to be from \$7,500 to \$10,000.

ACCESS: This property appears to be accessible via privately maintained road across adjoining properties, including District owned lands.

MANAGEMENT: District staff has not visited the site but are familiar with the areas due to adjacency to existing District lands and have determined that it presents no issues for management.

SCS/rl

File #2020-012

SUWANNEE RIVER WATER MANAGEMENT DISTRICT

MEMORANDUM

TO: Lands Committee

FROM: Stephen Schroeder, Chief, Office of Administration

THRU: Steve Minnis, Deputy Executive Director, Business and Community Services

DATE: October 20, 2020

RE: Agreement with the Florida Department of Transportation for the Acquisition for the Quail Heights Parcel, Columbia County

RECOMMENDATION

Recommend the Governing Board authorize the Executive Director to enter into an agreement with the Florida Department of Transportation for reimbursement for a portion of a 40.83 acre +/- parcel of real property known as Quail Heights located in Columbia County for an amount not to exceed \$651,105.

BACKGROUND

On February 11, 2020, the Lands Committee recommended to the Governing Board to include the Quail Heights Project in the District's submittal to the Florida Department of Environmental Protection (FDEP). On April 14, 2020, the Governing Board concurred with the Lands Committee recommendation. Although the project did not receive Springs Grant funding for the current year, District staff is still interested in pursuing this project and submitting it for Springs Funding consideration in future years.

The proposed project involves a partnership between the District, Florida Department of Transportation (FDOT), and Columbia County. The total project cost is estimated at \$8,209,300, with a match of \$5,048,195 from FDOT that includes \$968,195 for land acquisition and \$4,080,000 for construction, \$651,105 from the District for land acquisition, and a future Springs Restoration Grant request of \$2,510,000.







On September 10, 2020, the FDOT acquired fee interest in 40.83 acres +/- of real property located in Columbia County within Quail Heights. The FDOT portion of the project will serve as direct treatment for roadway improvements on SR 247 and I-75. The construction of the joint use stormwater pond will treat and attenuate runoff from Cannon Creek. It will treat existing untreated runoff and provide a net benefit to Cannon Creek, a tributary of the Santa Fe River. Over 800 pounds of nitrogen are estimated to be removed each year by the project.

Runoff will be piped from the Cannon Creek crossing just north of the Bascom Norris Intersection with SR 247, which is proposed to reduce existing flooding. Additionally, nitrogen levels upstream and downstream of the pond site will be monitored to evaluate nitrogen removal effectiveness and the reduction in frequency and/or duration of overtopping of SR 247 at the Bascom Norris intersection.

The property is entirely within the Ichetucknee Springshed Priority Focus Area and 9.74 acres +/- are within the floodplain. Staff review found that the property has project potential to improve water quality and water flow within the Ichetucknee Springshed. District staff recommends partnering with FDOT on the land acquisition, with FDOT initially holding the title to the property with the possible future conveyance of a portion of the project land to Columbia County for their partnership area responsibility.

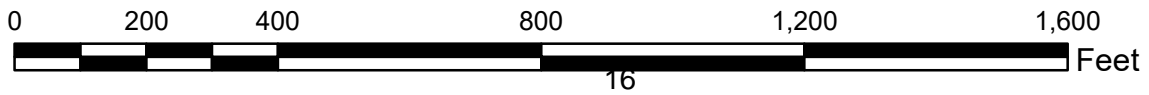
The triage summary map and conceptual project drawing are attached.

SCS/rl
Attachments
File # 19-012

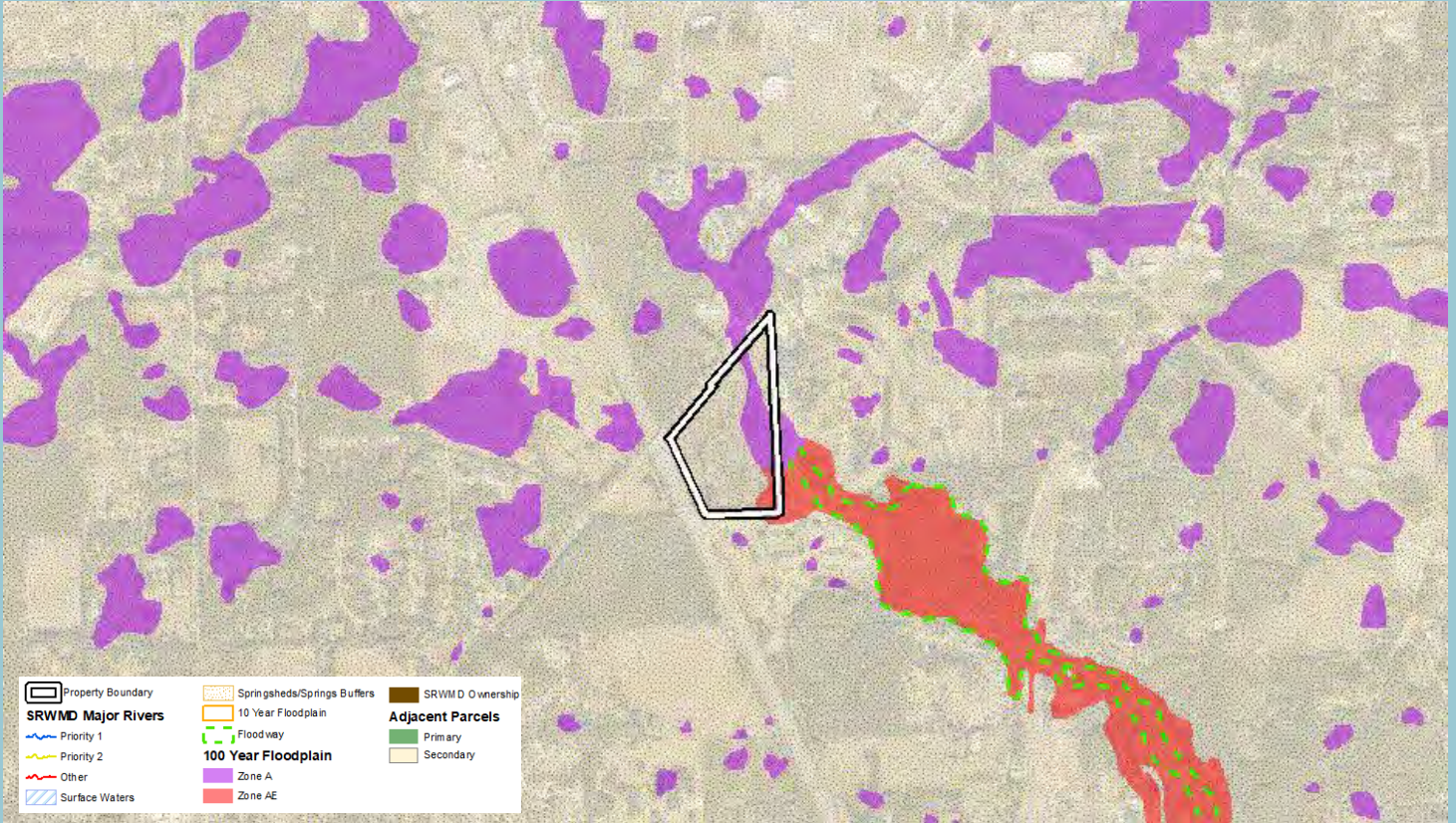
-  CYPRESS
-  INTERMITTENT PONDS
-  MIXED WETLAND HARDWOODS
-  RESERVOIRS LESS THAN 10 ACRES
-  UPLAND CUT DITCH
-  WETLAND CUT DITCH

JOINT USE POND

FDOT POND



Suwannee River Water Management District Triage Analysis Results



Property Name: Quail Heights

Acreage: ± 40.83 ac

Transaction Type: Acquisition

Date: 08/08/19

County: Columbia

Surface Water Protection-

Major River? (N)

Riverine Surface Waters? (N)

Springs Protection -

Within Springshed or springs buffers?

(Y) [Itchetucknee] [± 40.83 ac]

Adjacency

(N)

Flood Protection-

Floodway? (N)

10 Year Floodplain? (N)

100 Year Floodplain? (Y) [± 9.74 ac]

Miscellaneous:

PFA? (Y) [Itchetucknee]

WRCA? (Y) [Eastern]

BMAP? (Y) [Santa Fe]



SUWANNEE RIVER WATER MANAGEMENT DISTRICT

MEMORANDUM

TO: Lands Committee

FROM: Stephen Schroeder, Chief, Office of Administration

THRU: Steve Minnis, Deputy Executive Director, Business and Community Services

DATE: October 19, 2020

RE: Decline Right of First Refusal on Plantations at Deep Creek Conservation Easement, Columbia County

RECOMMENDATION

Recommend the Governing Board decline to exercise the right of first refusal for the Plantations at Deep Creek Conservation Easement over 2,144 +/- acres in Columbia County.

BACKGROUND

In May 2006, the District acquired a conservation easement for the Plantations at Deep Creek on 2,144 +/- acres in Columbia County. The easement included a clause allowing the District the right of first refusal for the fee-simple purchase of the property.

In September 2020, the District received an e-mail from a local realtor advising that the owner of the Plantations at Deep Creek had an offer to purchase the property in the amount of \$7,650,000 and requested that the District act in regards to the right of first refusal acquired as part of the conservation easement over the parcel.

After review, staff recommended that the District decline to exercise the right of first refusal in this instance. Under the terms of the right of first refusal, the fee owner should have invited an offer from the District prior to offering the property for sale, however that was not done. Staff maintains the position that there is no advantage to the District to owning the fee over owning the conservation easement.

The e-mail from the realtor and a location map are attached.

SCS/rl
Attachments
File # 04-002

Schroeder, Stephen

From: Jon Kohler <jon@jonkohler.com>
Sent: Tuesday, September 29, 2020 11:10 AM
To: Schroeder, Stephen
Subject: Deep Creek Plantation ROFR

Stephen,

The SRWMD has a Right of First Refusal on the conservation easement at Deep Creek Plantation. <https://jonkohler.com/property/florida/deep-creek-plantation/>

A Letter of Intent has been agreed upon with an Jacksonville based group in the amount of \$7,650,000 for the entire 2,144 acres, including equipment, with a 75 day close. Will you please notify the Lands Committee and BOD on whether they have an intent to exercise their ROFR per the terms of the Conservation Easement. In the past they have waived this right. I would like to get this on the monthly meeting agenda as soon as possible such that it would not delay the buyers closing and use and enjoyment during the quickly approaching hunting season.

Thank you and please let me know if you need any additional information.



Jon Kohler, JD
Land Advisor &
Broker Juris Doctorate
[\(850\) 508-2999](tel:(850)508-2999)

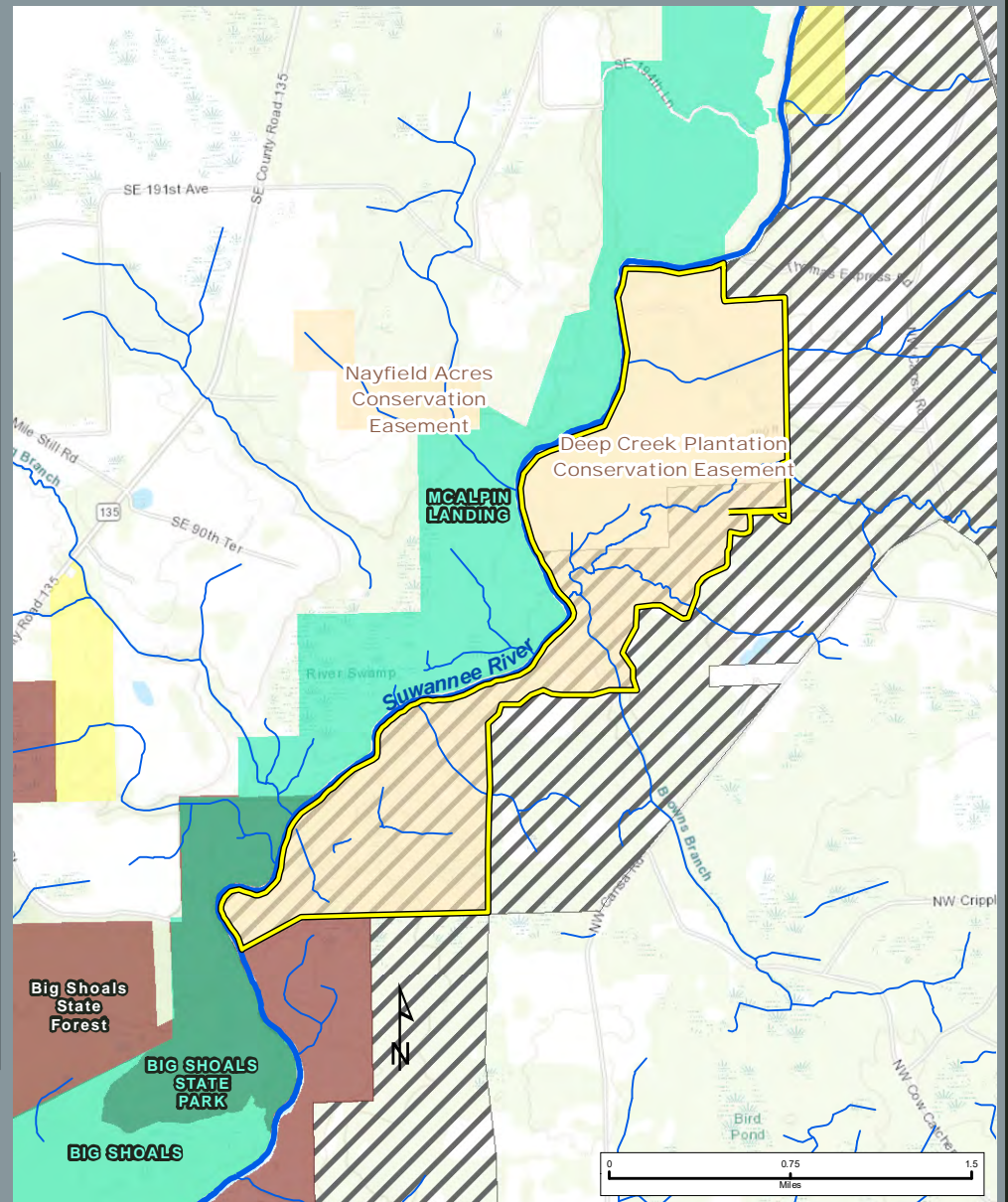
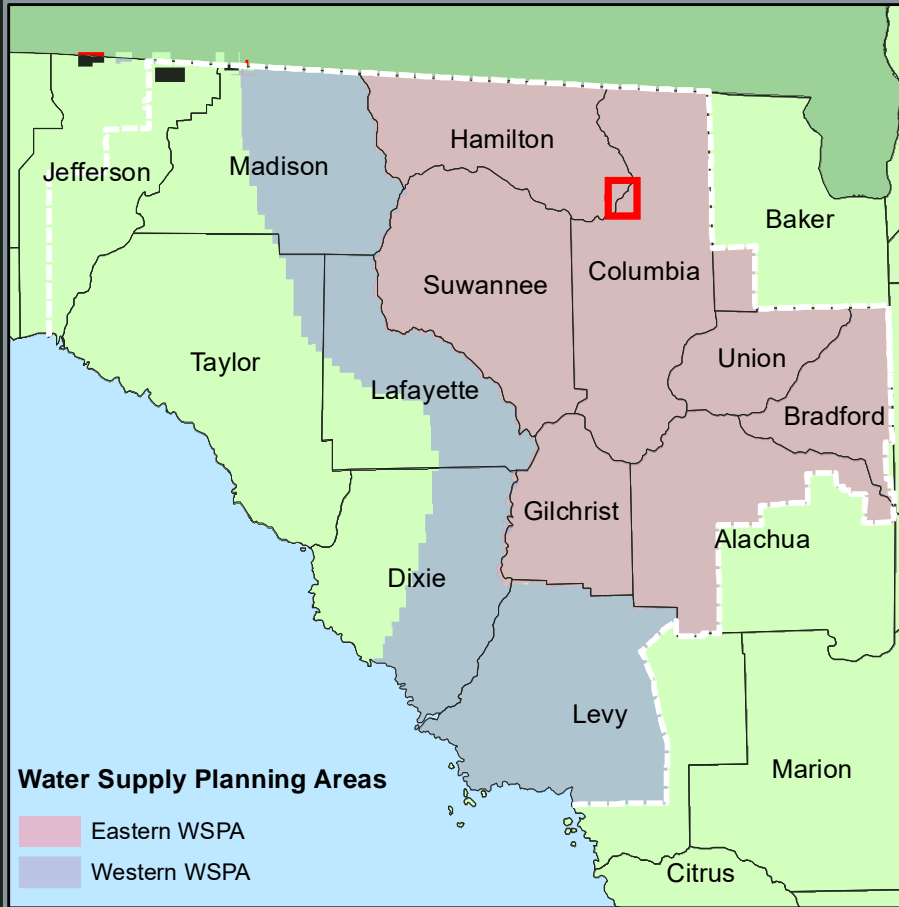


Co-Founding Partner of
LANDLEADER • The National Leader in Land Marketing

Follow the Sporting Lifestyle



Plantations at Deep Creek ± 1191.97 ac Location Map



- Property Boundary
- SRWMD Ownership
- Other Public Ownership
- SRWMD Boundary
- Conservation Easements
- SRWMD Proposed Acquisition
- State Proposed Acquisition

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 10/21/2020



SUWANNEE RIVER WATER MANAGEMENT DISTRICT

MEMORANDUM

TO: Lands Committee

FROM: Stephen Schroeder, Chief, Office of Administration

THRU: Steve Minnis, Deputy Executive Director, Business and Community Services

DATE: October 19, 2020

RE: Detailed Assessment and Negotiations for the Acquisition of a Conservation Easement, Rio Lindo Parcel, Gilchrist County

RECOMMENDATION

Recommend the Governing Board authorize staff enter into detailed assessment and negotiations for the acquisition of a conservation easement on Rio Lindo, a 313 +/- acre parcel of real property located in Gilchrist County.

BACKGROUND

In October 2020, the District received an offer to sell a conservation easement on a 313 +/- parcel of real property located in Gilchrist County identified as Rio Lindo. The offeror proposed a price of \$750,000, which is negotiable and dependent upon appraisals.

The parcel contains 224.5 +/- acres of riverine surface waters, 180 +/- acres within the floodway, and is entirely within the 100-year floodplain. The parcel is also contained within the District's Florida Forever workplan, is entirely within the Fanning Springs Priority Focus Area, and is adjacent to the District's Shingle Landing and Wannee tracts. Of concern are profit and exploitation of mineral rights on a portion of the property that have not been exercised nor released by the owner of those rights. However, the location of the mineral rights are within the floodway leaving little possibility of future exploitation. Staff did not see this as a significant impediment to acquiring the conservation easement.

After review, staff determined that ownership of the conservation easement would protect against further development within the floodplain and floodway and would provide access to the property for potential projects. Land Management staff has reviewed the parcel and sees no management issues.

A copy of the offer, triage summary map and parcel assessment are attached.

SCS/rl
Attachments
File #2020-010

**SUWANNEE RIVER WATER MANAGEMENT DISTRICT
PROPERTY OFFER APPLICATION**

9225 CR 49, Live Oak, FL 32060

(386)362.1001

E-Mail: acquisitions@srwmd.org

Rule 40B-9.041(1), Florida Administrative Code, requires specific information to initiate the acquisition process.

Applicant Information

Name: Harpo Holdings, Inc., a Florida corporation

Address: 8370 – 40 Avenue North, St. Petersburg, FL 33709

Phone: (727) 515-8444 **E-Mail:** cwross23@gmail.com

Applicant Signature:  President Date : October 2, 2020

Owner of Record (Owner is Applicant yes no)

Name: Harpo Holdings, Inc., a Florida corporation

Address: 8370 – 40 Avenue North, St. Petersburg, FL 33709

Phone: (727) 515-8444 **E-Mail:** cwross23@gmail.com

Owner's Authorization: This is to advise the individual named above as applicant is the Authorized Representative of the owner(s) of the property described below. This authorization is for any communication and negotiations concerning conveyance of the property to the Suwannee River Water Management District.

Owner Signature:  President Date: October 2, 2020

Owner Signature: _____ Date: _____

Property/Project Information

Asking Price (Fee): n/a (Conservation Easement) : \$750,000.00 - subject to appraisal

General Location (address, intersection, etc.) 8100 SW 93 Court, Trenton, Florida

Acreage: 313 County: Gilchrist

Tax Parcel Number(s): 12-10-13-0000-0001-0010, 07-10-14-0000-0007-0010, 13-10-13-0010-0000-0420, and 13-10-13-0010-0000-0410

Legal Description: See Exhibit A.

Improvements: None.

In addition, please provide an aerial, survey, or map identifying property boundaries and a copy of the Deed.

Title Condition (Deed restrictions, easements, mineral interest, rights held by others, etc.)

Applicant is fee simple owner subject to restrictions shown upon Commitment for Title Insurance attached hereto as Exhibit B.

Agreements *(Identify any existing purchase agreement, option contract, listing agreement, or any other arrangement or agreement.)*
None.

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



9/6/2018

EXHIBIT "A"

A parcel of land in Sections 7 and 18, Township 10 South, Range 14 East and Sections 12 and 13, Township 10 South, Range 13 East, and certain Lots in Suwannee River Sunset Gardens Subdivision as recorded in Plat Book 1, Page 10, Public Records of Gilchrist County, Florida, being more particularly described as follows:

ALL of Lot 41 and a portion of Lots 42 and 43 of above said subdivision and a portion of Government Lots 8 and 9, Section 7, Township 10 South, Range 14 East, and Government Lots 10 and 12, Section 12, Township 10 South, Range 13 East, being further described as follows: For a Point of Reference commence at the S.E. corner of Government Lot 9, Section 7, Township 10 South, Range 14 East, thence N. 0 deg. 07' 39" E., 450.03 feet, thence S. 89 deg. 44' 11" W., 151.64 feet to the Point of Beginning. Thence S. 0 deg. 04' 52" E., parallel with and 150 feet West of the East line of above said Lot 42 (Government Lot 4, Section 18, Township 10 South, Range 14 East) 3090.12 feet to the South line of Lot 42 (Government Lot 4), thence S. 89 deg. 44' 23" W., along the South line of Lot 42 and Government Lot 4, 1170.18 feet to the SW corner of Government Lot 4 and the NE corner of Government Lot 7, Section 18, Township 10 South, Range 14 East, thence S. 0 deg. 03' 23" E., along the East line of Government Lot 7, 232.17 feet to the North right-of-way line of Holly Road as shown on the Plat of Suwannee River Sunset Gardens Subdivision, thence S. 89 deg. 11' 41" W., along said right-of-way line 1803.24 feet, thence continue along said right-of-way line, N. 54 deg. 56' 19" W., 1026.06 feet to the P.C. of a curve concave to the Southwest having a radius of 392.78 feet, thence Northwesterly along the arc of said curve through a central angle of 33 deg. 26' 00", 229.20 feet to the P.T. of curve, thence continue along said right-of-way line N. 88 deg. 22' 19" W., 337.98 feet to the intersection of the Easterly right-of-way line of Magnolia Drive as shown on the said subdivision plat, thence N. 38 deg. 00' 55" E., along said Easterly right-of-way line 290.78 feet, thence N. 24 deg. 58' 49" E., 496.01 feet, thence N. 11 deg. 58' 17" E., 335.09 feet, thence N. 2 deg. 55' 04" W., 406.85 feet, thence N. 12 deg. 00' 04" W., 140.33 feet to the termination of Magnolia Drive, thence S. 74 deg. 54' 56" W., 100.15 feet to the N.E. corner of Lot 1 of said subdivision, thence continue S. 74 deg. 54' 56" W., 460 feet more or less to the Easterly bank of the Suwannee River, thence Northwesterly along the Suwannee River 1835 feet more or less to a point that bears S. 89° 44' 11" W., 5798 feet more or less from the Point of Beginning, thence N. 89 deg. 44' 11" E., 5798 feet more or less to close on the Point of Beginning.

LESS

The South 30 feet of Government Lot 4 in Section 18, Township 10 South, Range 14 East, Gilchrist County, Florida,

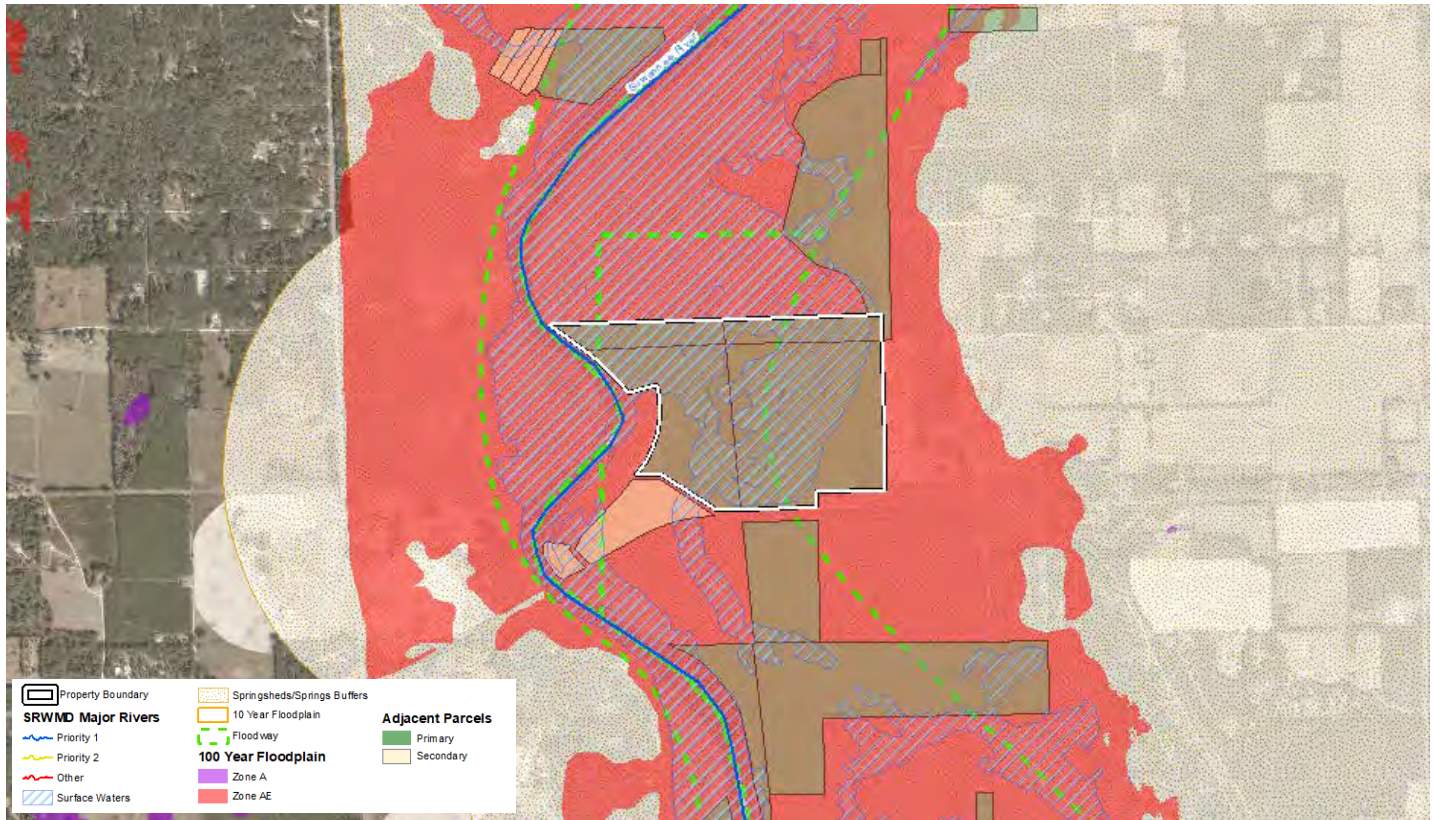
LESS the East 150 feet thereof.

AND LESS

The East 30 feet of the South 30 feet of Government Lot 6 in Section 18, Township 10 South, Range 14 East, Gilchrist County, Florida. AND LESS The East 30 feet of Government 7 in Section 18, Township 10 South, Range 14 East, Gilchrist County, Florida, lying North of Holly Road.



SUWANNEE TRIAGE ANALYSIS RESULTS



Property Name: Rio Lindo CE

Date: 10/08/20

Acreage: ± 313 ac

County: Gilchrist

Transaction Type: Conservation Easement

Florida Forever: Yes

Surface Water Protection

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

Riverine Surface Waters: (Y) [± 224.5 ac]

Flood Protection

Floodway: (Y) [± 180 ac]

10 Year Floodplain: (Y) [± 279.5 ac]

100 Year Floodplain: (Y) [± 313 ac]

Springs Protection

Springshed: (Y) [Fanning] [± 313 ac]

Adjacency: (Y) [Primary]

Miscellaneous

PFA: (Y) [Fanning Manatee]

WSPA: (Y) [Eastern]

BMAP: (Y) [Suwannee]

PARCEL SUMMARY

TRACT: Rio Lindo Conservation Easement

OWNER: Harpo Holdings, Inc.

PARCEL: 313 acres +/-

PARCEL DESCRIPTION: The Rio Lindo parcel consists of 313 acres +/- located in Gilchrist County. The parcel is partially adjacent to Crosby Lake. The offer proposes a price of \$750,000 to be determined by an appraisal. The parcel has been previously planned for development but no development has occurred within the area being offered for the Conservation easement. The parcel is adjacent to the District owned Shingle landing and Wannee tracts. The parcel is identified in the Districts Florida Forever workplan.

WATER RESOURCE GUIDELINE SCREENING:

Riverine Surface Water Protection: 72%
Springshed Protection: 100% (Fanning Springs)
Floodplain Protection: 100%
Priority Focus Area: Fanning Manatee
Water Supply Planning Area: Eastern
BMAP: Suwannee

OUTSTANDING INTERESTS: Owner indicates there are outstanding mineral rights, including exploitation rights, owned by a third party on a portion of the parcel, however, the location of these rights is within the floodway so there appears to be little chance of exercising those rights. These rights as well as any other outstanding interests will be confirmed through a title search.

CURRENT ASKING PRICE: The property is being offered for \$750,000 but the owner has indicated a willingness to negotiate. Upon completion of the appraisal staff will negotiate the value of the property rights to be conveyed to the District in accordance with Florida Statutes.

ASSESSMENT COSTS: Costs of detailed assessment are estimated to be from \$5,000 to \$7,500

ACCESS: This property appears to be accessible via county maintained SW 85th Street.

MANAGEMENT: District staff has not visited the site but are familiar with the area due to adjacency to existing District lands and have determined that it presents no issues for management.

SCS/rl
File #2020-010