

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

GoTo Webinar Link: <https://attendee.gotowebinar.com/register/6189273425682705936>

Public Comment Form Link: www.MySuwanneeRiver.com/Comments

Open to Public

December 13, 2022
Following Board Meeting

District Headquarters
Live Oak, Florida

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

General Discussion / Updates

None

Easement Requests

3. Florida Department of Transportation Temporary Construction Easement, Jefferson County

Land Acquisition / Property Offers

4. Still Conservation Easement Offer, Bradford County
5. Hart Springs Estates (Lots 7 & 8) Offer, Gilchrist County
6. Stafford Conservation Easement Offer, Hamilton County

Conservation Easement Modification Requests

None

Surplus Lands

None

7. Announcements
8. 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: Tim Alexander, Deputy Executive Director, Business and Community Services

DATE: November 28, 2022

RE: Temporary Construction Easement for Florida Department of Transportation, Jefferson County

RECOMMENDATION

Recommend to the Governing Board to enter into negotiations for the granting of a temporary construction easement over 6,000 square feet +/- on District-owned land located in Jefferson County, without compensation.

BACKGROUND

In September 2022, 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 6,000 square feet +/- of District-owned lands. The land involved is a portion of the District's Wolf Creek Tract. FDOT is planning the expansion of an existing spray field near the Jefferson County rest area on Interstate 10 and the construction easement, if granted, will be utilized during construction for the placement of heavy equipment to be utilized during the construction project. 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.

The FDOT Notice to Owner, surveys provided by FDOT, and the property appraisers map are attached.

SCS/rl
Attachments
File #2022-006



Florida Department of Transportation

RON DESANTIS
GOVERNOR

1074 Highway 90
Chipley, Florida 32428

JARED W. PERDUE, P.E.
SECRETARY

NOTICE TO OWNER

Suwannee River Water Management District
Mr. Stephen Schroeder
Office of Administration Chief
9225 CR 49
Live Oak, FL 32060

Item/Segment #:	2226692
Managing District:	3
F.A.P. #:	N/A
State Road #:	SR 8
County:	Jefferson
Parcel No.:	700

Dear Mr. Schroeder:

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

State Road 8 Rest Area Spray Field Expansion.

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:

700.1 Temporary Easement Right of Way Map

If you no longer own this property, please refer to the enclosed questionnaire.

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 accompany the Department's appraiser when your property is inspected as part of the process for valuing your property.
- 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 or 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.

You may be contacted by attorneys, appraisers or others requesting a commitment from you to use their services in dealing with the Department. As previously mentioned, the Department will pay for certain types of services. However, by law, there are limitations placed on what the Department can pay. We encourage you to contact us and allow us to fully explain our reimbursement process.

Over the coming months, you will be contacted by various Department representatives who will schedule property inspections, assess your relocation needs, and 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 them 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.

I encourage you to fill out and return the enclosed questionnaire in the postage-paid envelope provided. This information will help us begin working with you to reach a mutually acceptable settlement for your property. If you experience any problems, please do not hesitate to contact:

Gigi Poulos-Petersen
HNTB Corporation
4035 Forsythe Park Circle
Tallahassee, FL 32309
gепetersen@hntb.com
(850) 544-7570

Sincerely,



Clay Saunders
District Right of Way Manager

By: Gigi Poulos-Petersen
Consultant Right of Way Agent
HNTB Corporation

Enclosures:

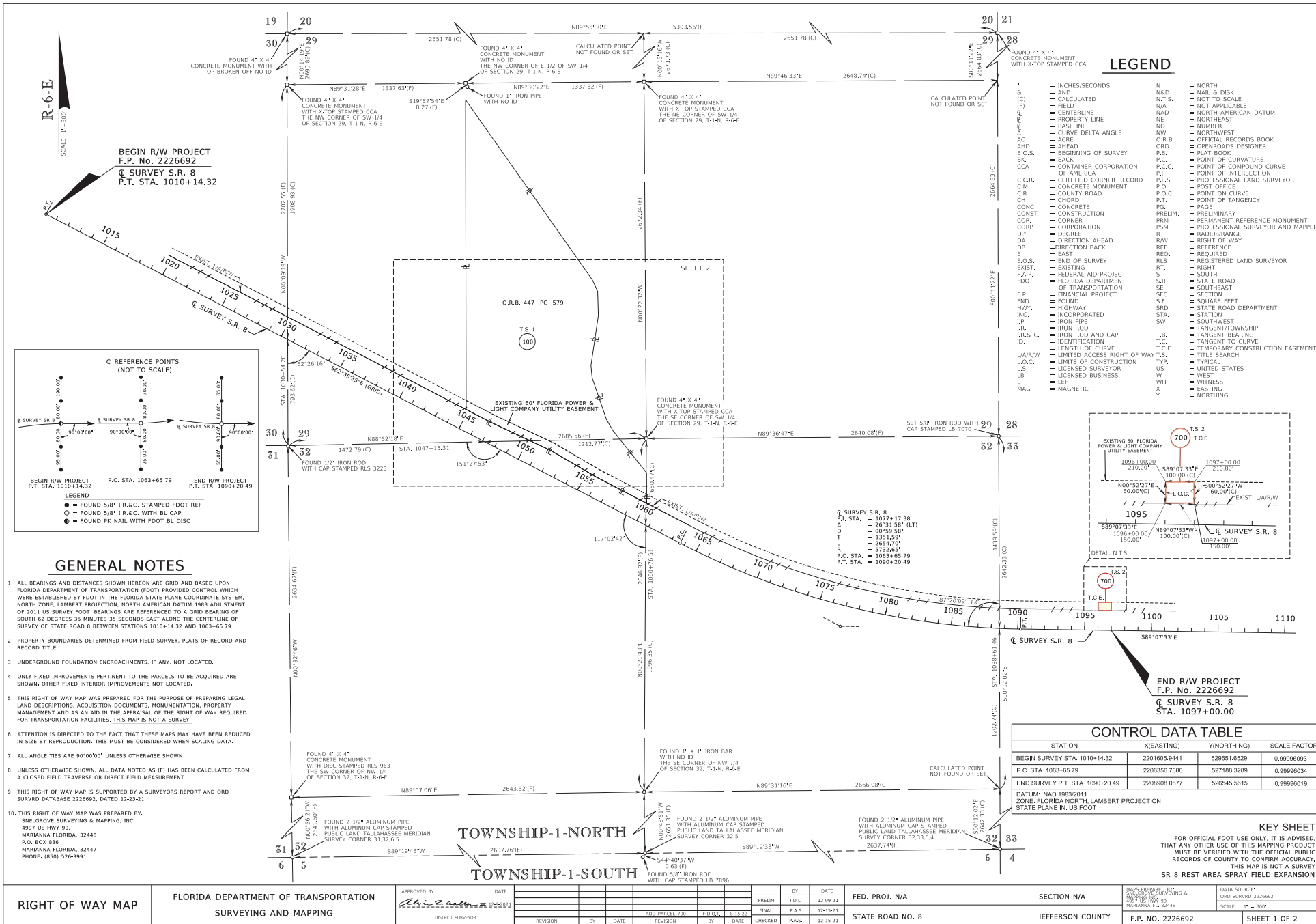
Questionnaire
Return Envelope
Legal Description (and/or right of way maps)
Acquisition Process Pamphlet

CC: Records Management

Received by: _____

Certified Mail Number: 7015 1520 0001 0543 5810

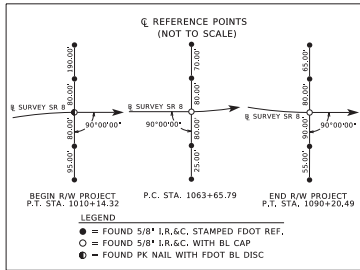
Date: _____



LEGEND

+	N
•	N&D
(C)	N.T.S.
(F)	NA
⊕	NAD
—	NE
NO.	NW
Δ	NW
AC.	O.R.B.
AHD.	ORD
B.O.S.	P.B.
BK.	P.C.
CCA	P.C.C.
C.C.R.	P.I.
C.M.	P.L.S.
C.R.	P.O.
CH.	P.O.C.
CONC.	P.T.
CONST.	PRELIM.
COR.	PRM.
CORP.	PSM.
D°	R/W
DA	REF.
DB	REQ.
E	RLS
E.O.S.	R.T.
EXIST.	S
F.A.P.	S.R.
FDOT	SE
F.P.	SEC.
FND.	S.F.
HWY.	SRD
INC.	STA.
IR.	SW
LR.	T
LR. & C.	T.B.
ID.	T.C.
L	T.C.E.
LIAR/W	T.S.
L.O.C.	TYP.
L.S.	US
LB	W
LT	WT
MAG	X
	Y

BEGIN R/W PROJECT
F.P. No. 2226692
Q SURVEY S.R. 8
P.T. STA. 1010+14.32



GENERAL NOTES

- ALL BEARINGS AND DISTANCES SHOWN HEREON ARE GRID AND BASED UPON FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) PROVIDED CONTROL WHICH WERE ESTABLISHED BY FDOT IN THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, LAMBERT PROJECTION, NORTH AMERICAN DATUM 1983 ADJUSTMENT OF 2011 US SURVEY FOOT. BEARINGS ARE REFERENCED TO A GRID BEARING OF SOUTH 62 DEGREES 35 MINUTES 35 SECONDS EAST ALONG THE CENTERLINE OF SURVEY OF STATE ROAD 8 BETWEEN STATIONS 1010+14.32 AND 1063+65.79.
- PROPERTY BOUNDARIES DETERMINED FROM FIELD SURVEY, PLATS OF RECORD AND RECORD TITLE.
- UNDERGROUND FOUNDATION ENCROACHMENTS, IF ANY, NOT LOCATED.
- ONLY FIXED IMPROVEMENTS PERTINENT TO THE PARCELS TO BE ACQUIRED ARE SHOWN; OTHER FIXED INTERIOR IMPROVEMENTS NOT LOCATED.
- THIS RIGHT OF WAY MAP WAS PREPARED FOR THE PURPOSE OF PREPARING LEGAL LAND DESCRIPTIONS, ACQUISITION DOCUMENTS, MONUMENTATION, PROPERTY MANAGEMENT AND AS AN AID IN THE APPRAISAL OF THE RIGHT OF WAY REQUIRED FOR TRANSPORTATION FACILITIES. THIS MAP IS NOT A SURVEY.
- ATTENTION IS DIRECTED TO THE FACT THAT THESE MAPS MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN SCALING DATA.
- ALL ANGLE TIES ARE 90°00'00" UNLESS OTHERWISE SHOWN.
- UNLESS OTHERWISE SHOWN, ALL DATA NOTED AS (F) HAS BEEN CALCULATED FROM A CLOSED FIELD TRAVERSE OR DIRECT FIELD MEASUREMENT.
- THIS RIGHT OF WAY MAP IS SUPPORTED BY A SURVEYORS REPORT AND ORD SURV/D DATABASE 2226692, DATED 12-23-21.
- THIS RIGHT OF WAY MAP WAS PREPARED BY:
SNEGROVE SURVEYING & MAPPING, INC.
4997 US HWY 90
MARIANNA FLORIDA, 32448
P.O. BOX 836
MARIANNA FLORIDA, 32447
PHONE: (850) 526-3991

TOWNSHIP-1-NORTH
TOWNSHIP-1-SOUTH

CONTROL DATA TABLE

STATION	X(EASTING)	Y(NORTHING)	SCALE FACTOR
BEGIN SURVEY STA. 1010+14.32	2201605.9441	529651.6529	0.99996093
P.C. STA. 1063+65.79	2206356.7680	527188.3289	0.99996034
END SURVEY P.T. STA. 1090+20.49	2208908.0877	526546.9615	0.99996019

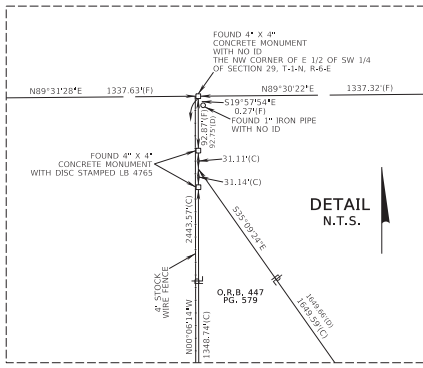
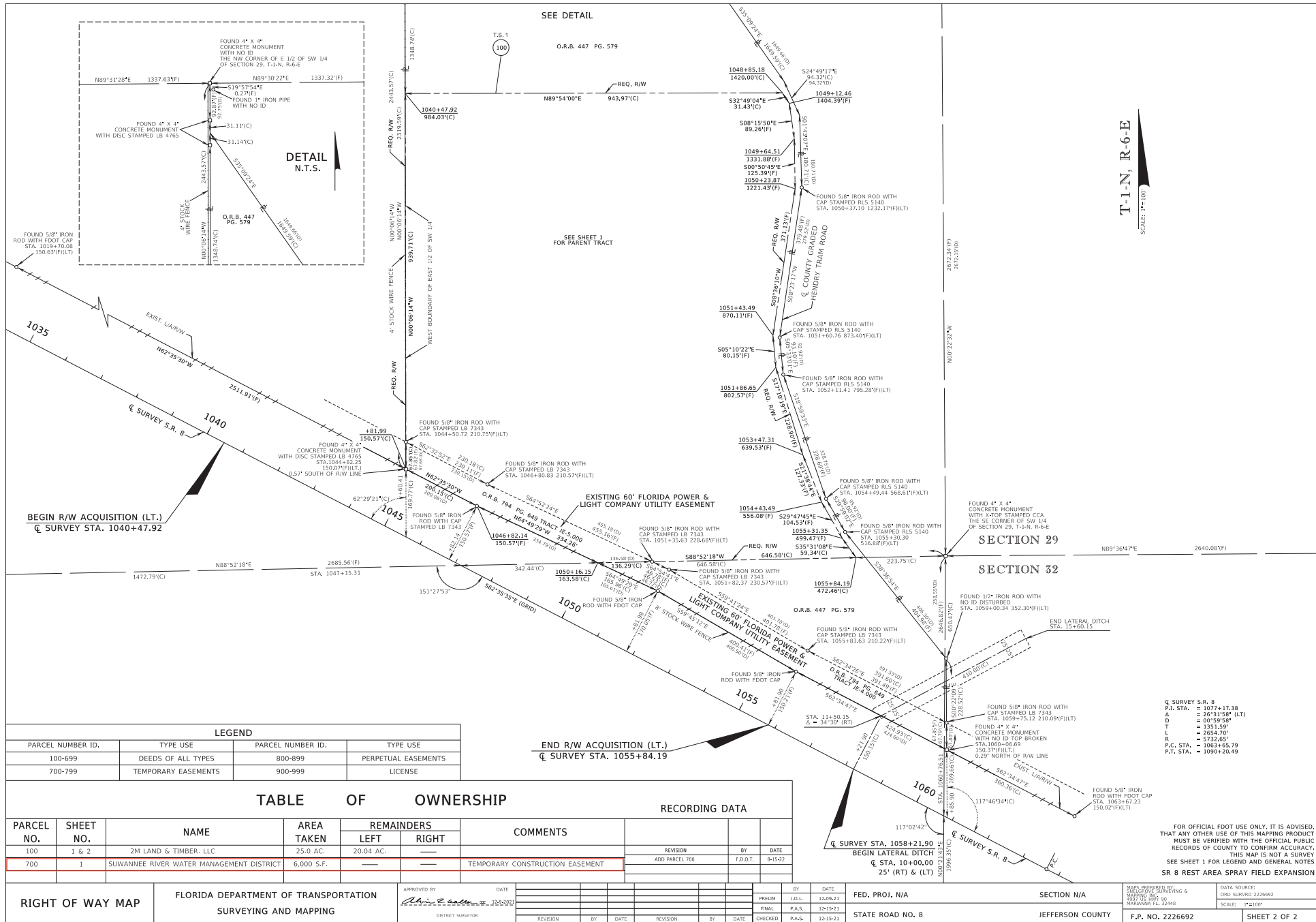
DATE: NAD 1983 ZONE: FLORIDA NORTH LAMBERT PROJECTION STATE PLANE IN: US FOOT

KEY SHEET

FOR OFFICIAL FDOT USE ONLY. IT IS ADVISED, THAT ANY OTHER USE OF THIS MARKING PRODUCT MUST BE VERIFIED WITH THE OFFICIAL PUBLIC RECORDS OF COUNTY TO CONFIRM ACCURACY. THIS MAP IS NOT A SURVEY.

SR 8 REST AREA SPRAY FIELD EXPANSION

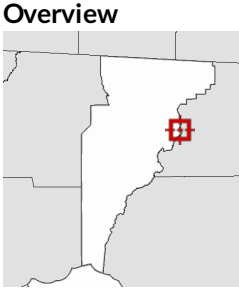
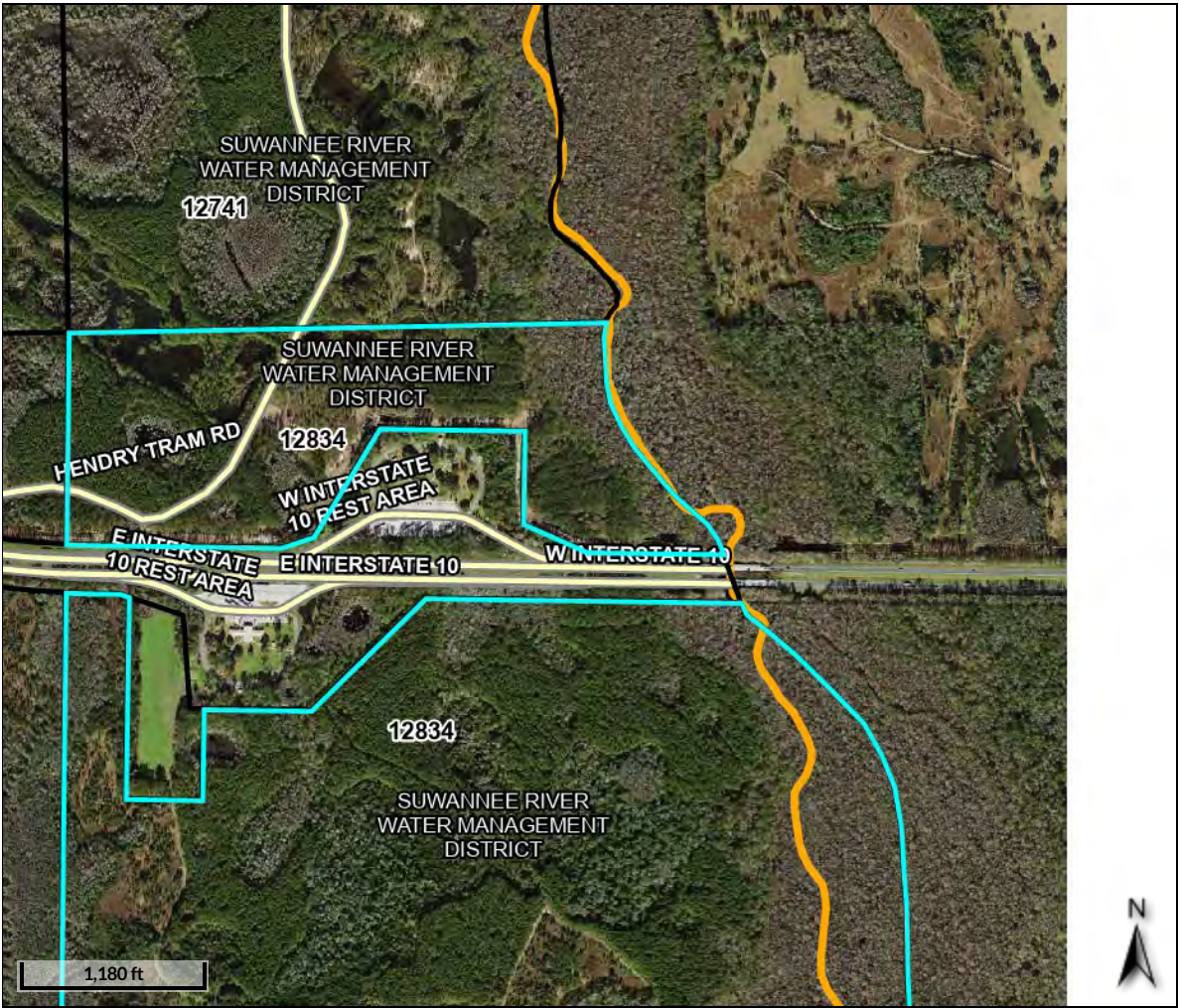
RIGHT OF WAY MAP	FLORIDA DEPARTMENT OF TRANSPORTATION SURVEYING AND MAPPING	APPROVED BY:	DATE: 12/29/21	BY: DATE	ADD PARCEL REF.	T.DIST.	CDIST	CHECKED	P.A.S.	12-15-21	STATE ROAD NO. 8	SECTION N/A	JEFFERSON COUNTY	F.P. NO. 2226692	DATA SOURCE: ORD SURV/D 2226692	SCALE: 1" = 100'	SHEET 1 OF 2
		DISTRICT SURVEYOR	REVISION												BY	DATE	STATE ROAD NO. 8



LEGEND			
PARCEL NUMBER ID.	TYPE USE	PARCEL NUMBER ID.	TYPE USE
100-699	DEEDS OF ALL TYPES	800-899	PERPETUAL EASEMENTS
700-799	TEMPORARY EASEMENTS	900-999	LICENSE

TABLE OF OWNERSHIP				RECORDING DATA					
PARCEL NO.	SHEET NO.	NAME	AREA TAKEN	REMAINDERS		COMMENTS	REVISION	BY	DATE
				LEFT	RIGHT				
100	1 & 2	2M LAND & TIMBER, LLC	25.0 AC.	20.04 AC.	---	---	ADD PARCEL 700	F.D.O.T.	8-15-22
700	1	SUWANNEE RIVER WATER MANAGEMENT DISTRICT	6.000 S.F.	---	---	TEMPORARY CONSTRUCTION EASEMENT	---	---	---

RIGHT OF WAY MAP	FLORIDA DEPARTMENT OF TRANSPORTATION SURVEYING AND MAPPING	APPROVED BY: <i>[Signature]</i> DATE: 12-9-2022	BY: [] DATE: []	FED. PROJ. N/A	SECTION N/A	MAPS PREPARED BY: SUELLER'S SURVEYING & MAPPING, INC. MARLBOROUGH, FL 32448	DATA SOURCE: ORD SURV 2226692
		DISTRICT SURVEYOR	REVISION BY DATE	STATE ROAD NO. 8	JEFFERSON COUNTY	F.P. NO. 2226692	SCALE: 1"=100'



- Legend**
- County Outlines
 - State Outlines**
 - Florida
 - <all other values>
 - Parcels
 - Street Centerlines

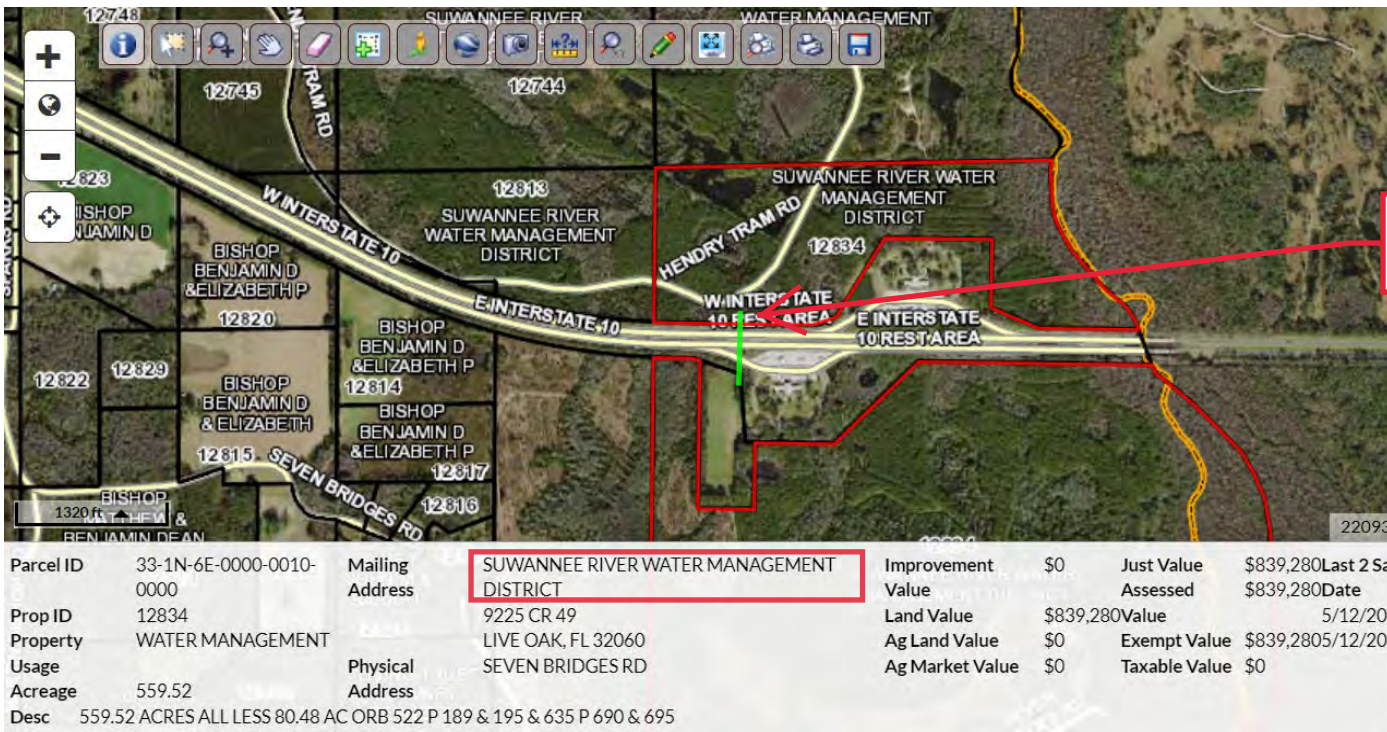
Parcel ID	33-1N-6E-0000-0010-0000	Mailing Address	SUWANNEE RIVER WATER MANAGEMENT DISTRICT	Improvement Value	\$0	Just Value	\$839,280	Last 2 Sales							
Prop ID	12834	Address	9225 CR 49	Land Value	\$839,280	Assessed Value	\$839,280	Date	5/12/2009	Price	\$100	V/I	V	Qual	U
Property Usage	WATER MANAGEMENT	Physical Address	LIVE OAK, FL 32060 SEVEN BRIDGES RD	Ag Land Value	\$0	Exempt Value	\$839,280	Date	5/12/2009	Price	\$100	V/I	V	Qual	U
Acreage	559.52			Ag Market Value	\$0	Taxable Value	\$0								

Desc 559.52 ACRES ALL LESS 80.48 AC ORB 522 P 189 & 195 & 635 P 690 & 695
 (Note: Not to be used on legal documents)

Date created: 10/26/2022
 Last Data Uploaded: 10/26/2022 6:45:17 AM

Developed by **Schneider**
 GEOSPATIAL

2226692 - Drill Rig Entry Point - SRWMD

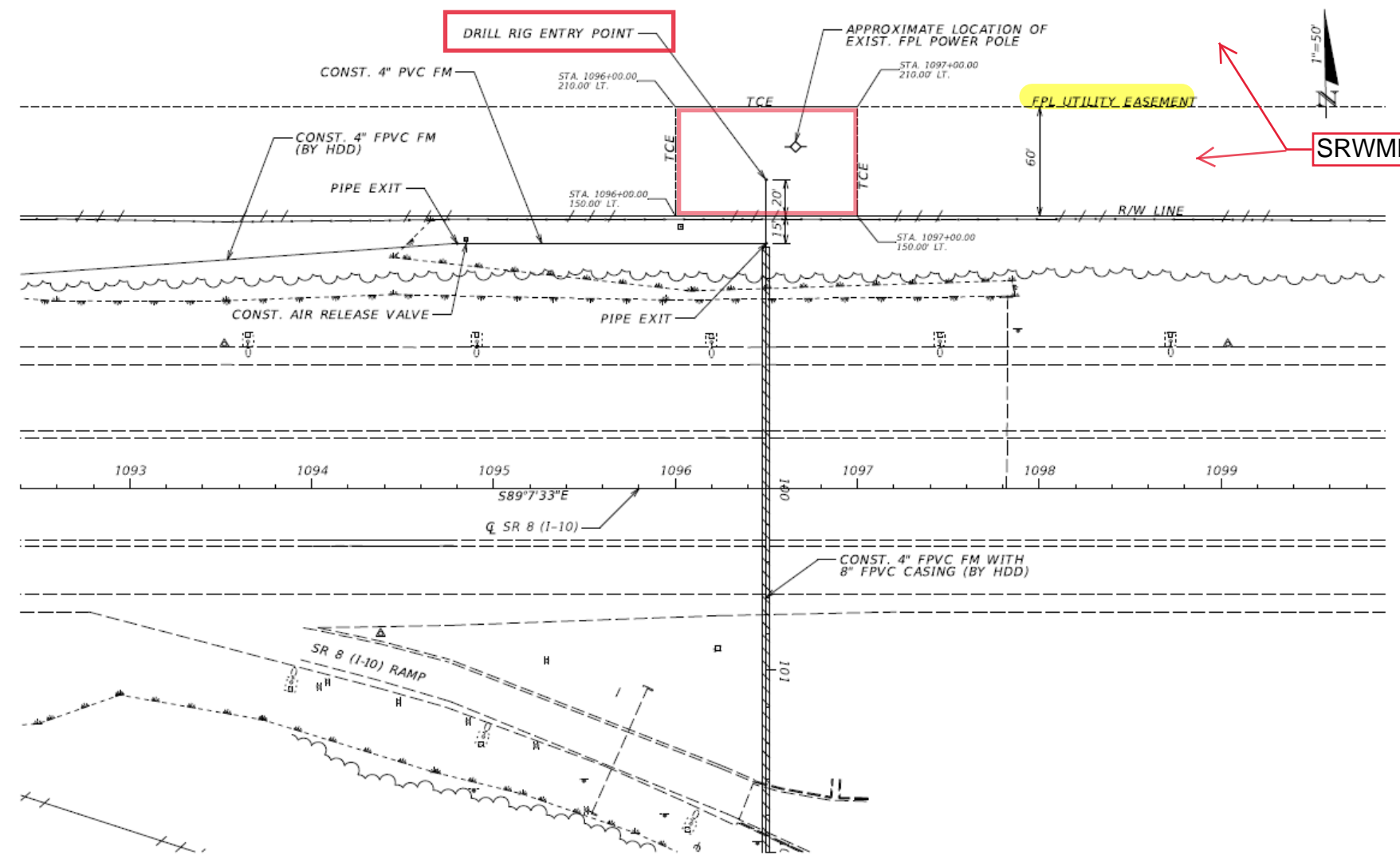


Drill Rig Entry Point

Parcel ID	33-1N-6E-0000-0010-0000	Mailing Address	SUWANNEE RIVER WATER MANAGEMENT DISTRICT	Improvement Value	\$0	Just Value Assessed	\$839,280	Last 2 Sales Date		Price V/I Qual	
Prop ID	12834	Physical Address	9225 CR 49	Land Value	\$839,280	Value		5/12/2009	\$100	V	U
Property	WATER MANAGEMENT		LIVE OAK, FL 32060	Ag Land Value	\$0	Exempt Value	\$839,280	12/2009	\$100	V	U
Usage			SEVEN BRIDGES RD	Ag Market Value	\$0	Taxable Value	\$0				
Acres	559.52										
Desc	559.52 ACRES ALL LESS 80.48 AC ORB 522 P 189 & 195 & 635 P 690 & 695										



Drill Rig Entry Point



SRWMD Property

REVISIONS				ENGINEER OF RECORD			STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION			SHEET NO.
DATE	DESCRIPTION	DATE	DESCRIPTION	NAME	ADDRESS	ROAD NO.	COUNTY	FINANCIAL PROJECT ID		
				WILLIAM C. NOBLES, P.E.	1428 LAFAYETTE STREET	SR 8 (I-10)	JEFFERSON	222669-2-52-01	28	
				DAVID H. MELVIN, INC.	MARIANNA, FLORIDA 32446					

UTILITY PLAN

SUWANNEE RIVER WATER MANAGEMENT DISTRICT

MEMORANDUM

TO: Lands Committee

FROM: Stephen Schroeder, Chief, Office of Administration

THRU: Tim Alexander, Deputy Executive Director, Business and Community Services

DATE: November 28, 2022

RE: Denial of Conservation Easement Acquisition Offer from Paul and Kathleen Still, Bradford County

RECOMMENDATION

Deny the request for acquisition of a conservation easement offer from Paul and Kathleen Still, Bradford County.

BACKGROUND

In June 2022, the District received an offer from Paul and Kathleen Still to sell the District a conservation easement over a 116 acre +/- parcel of real property located in Bradford County. District staff considered the property as a potential site for a recharge well and determined that the site was not suitable for such a project to be conducted within a conservation easement as the amount of upland disturbance that would be required for such a project would severely impact the value and usefulness of the underlying fee interest. Staff further considered whether to pursue an alternative offer of a fee acquisition and determined that the property has minimal conservation value and would only have a benefit to the District as a project site. For the reasons discussed above, in addition to the availability of other, more suitable sites in the area already owned by the District, staff chose not to pursue a fee acquisition alternative with the offeror.

Staff further considered that the existence of structures on the property, prior and current known uses of the property, and the lack of proximity to other District properties would present management issues for both the conservation easement and fee ownership. The parcel is not within the District's Florida Forever Plan. The parcel contains 62 acres +/- of riverine surface waters and 58 acres +/- are within the 100-year floodplain. The parcel is not within a springs protection or priority focus area. It is within the Eastern Water Supply Planning Area and the Santa Fe Basin Management Action Plan.

The offeror was notified of the staff recommendation and responded that he does not agree with that recommendation and intends to appear before the Lands Committee at the December meeting to present his argument in opposition to the staff recommendation.

Copies of the Triage and Summary Maps are attached.

SCS/rl
File #2022-003
Attachments

**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: Paul Still and Kathlrn Still
Address: 14167 SW 101st Ave City: Starke State FL Zip: 32091
Phone: 904 368-0291 E-Mail: stillpe@aol.com
Applicant Signature: Paul Still Kathleen M. Still Date: 6/27/2022

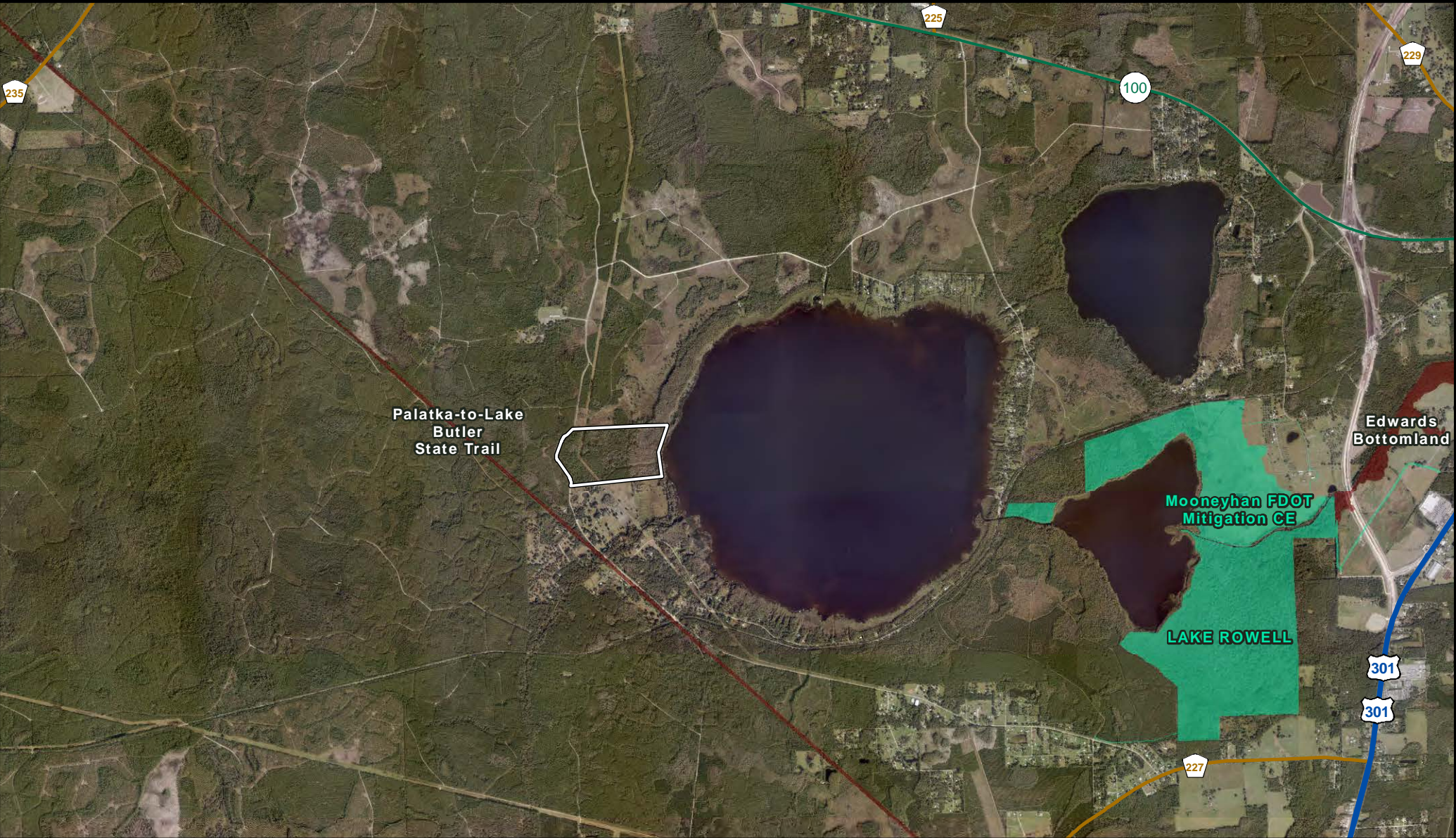
Owner of Record (Owner is Applicant yes no)
Name: Paul Still and Kathleen Still
Address: 14167 SW 101st Ave City: Starke State FL Zip: 32091
Phone: 904 368-0291 E-Mail: stillpe@aol.com
Owner's Authorization: This is to advise the individual named above as applicant is the Authorized Representative of 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: Kathleen M. Still Date: 6/27/2022
Owner Signature: Paul Still Date: 6/27/2022

Property/Project Information
Asking Price (Fee): _____ (Conservation Easement) : \$2,000 to \$4,000 / acre
General Location (address, intersection, etc.) 14167 SW 101st Ave, Starke, FL west side of Lake Sampson
Acreage: 116 County: Bradford
Tax Parcel Number(s): 00817-0-00000 and 00819-0-00200
Legal Description: see deed
Improvements: Mobile home, 4 pole buildings
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.)
Clay Electric Transmission Line Easement

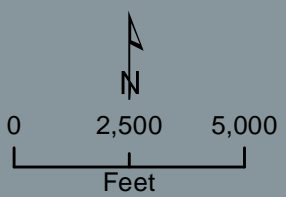
Agreements (Identify any existing purchase agreement, option contract, listing agreement, or any other arrangement or agreement.)
none
Other Pertinent Information (Please provide any other information that may be helpful in evaluating the request.)
Asking price for 115 acres depending on appraisal one acre of home site not included



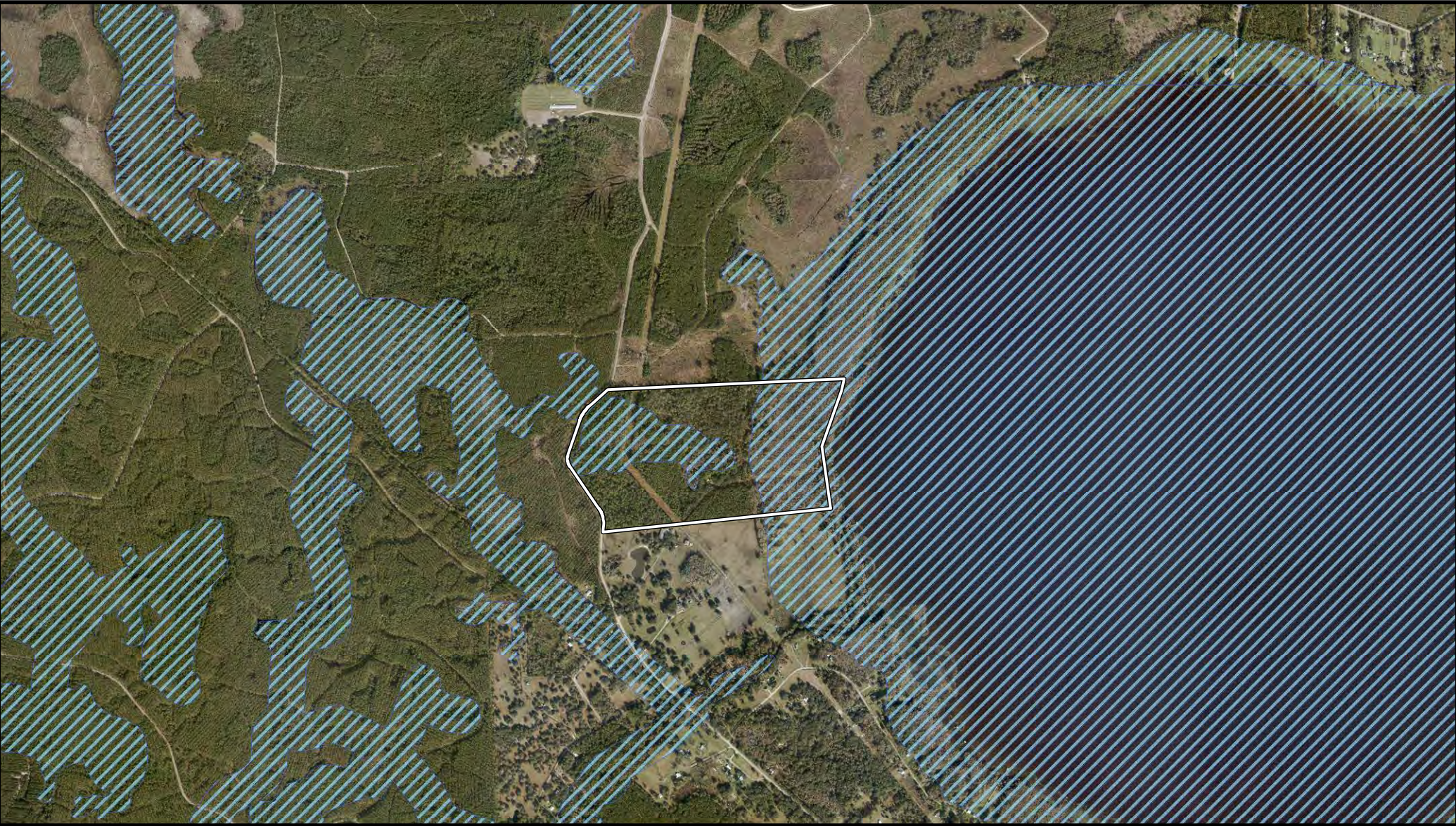


**Still CE
± 116 Ac
Bradford County**



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

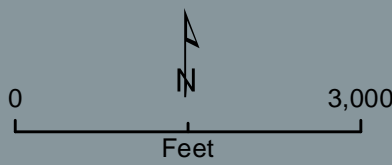
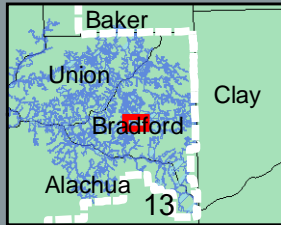


Note: This map was created by the Suwannee River Water Management District (SRWMD) to be used for planning purposes only. SRWMD shall not be held liable for any injury or damage caused by the use of data distributed as a public records request regardless of their use or application. SRWMD does not guarantee 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 7/5/2022



**Still CE
Property Offer
Surface Water Protection**



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

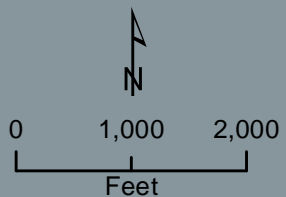


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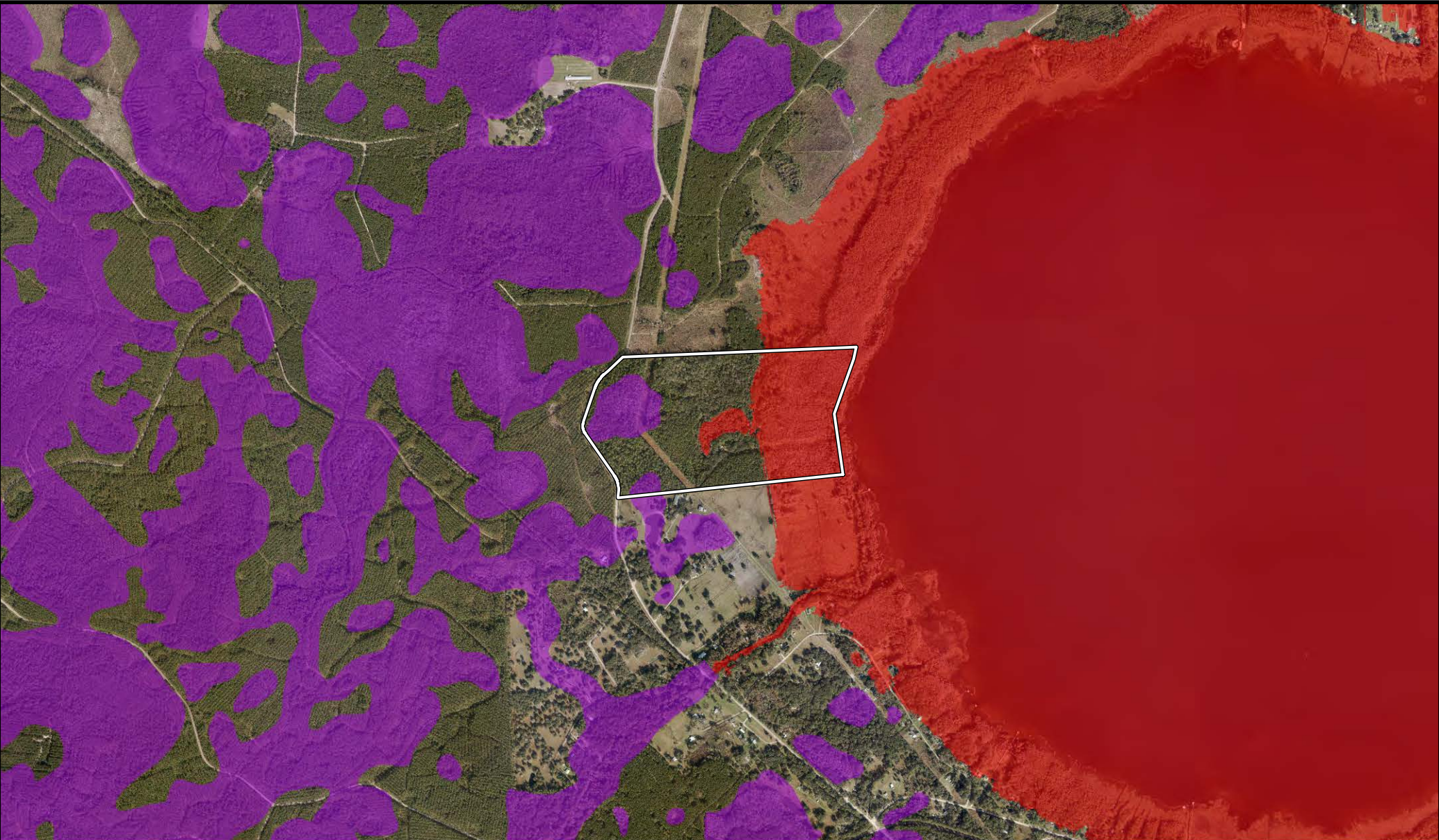


Still CE Property Offer Springs Protection

-  Property Boundary
-  Springs Protection

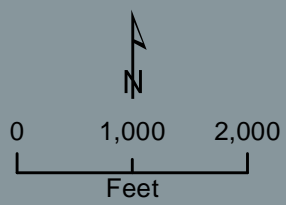
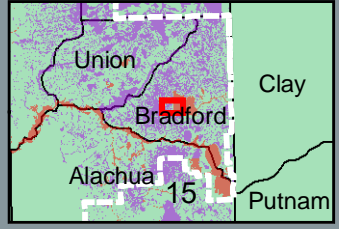


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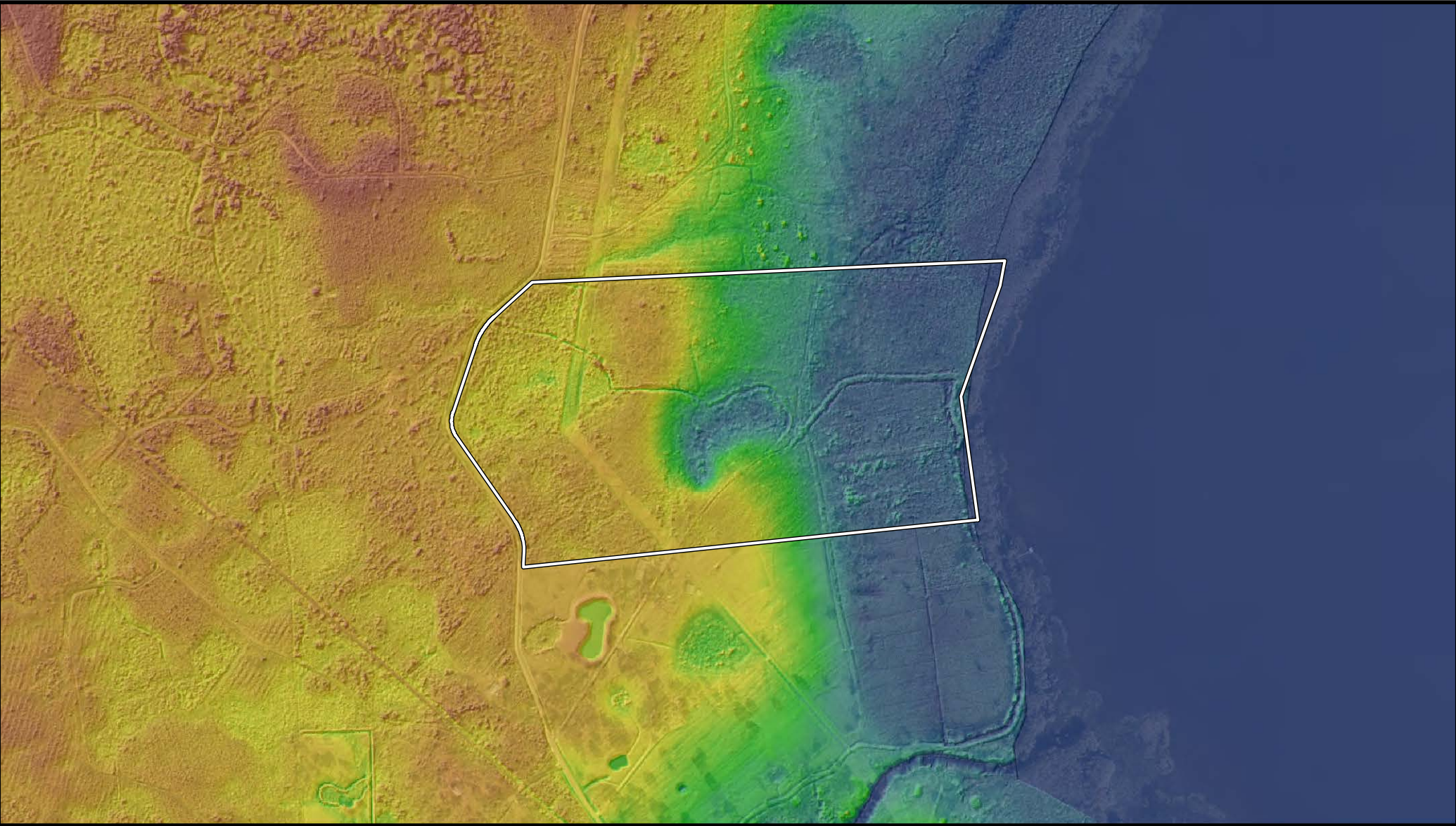


-  Property Boundary
-  10 Year Floodplain
-  Floodway
- 100 Year Floodplain**
-  Zone A
-  Zone AE

Still CE Property Offer Floodplain Protection



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Property Boundary

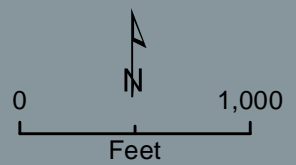
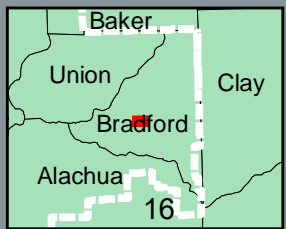
Bare Earth Elevation



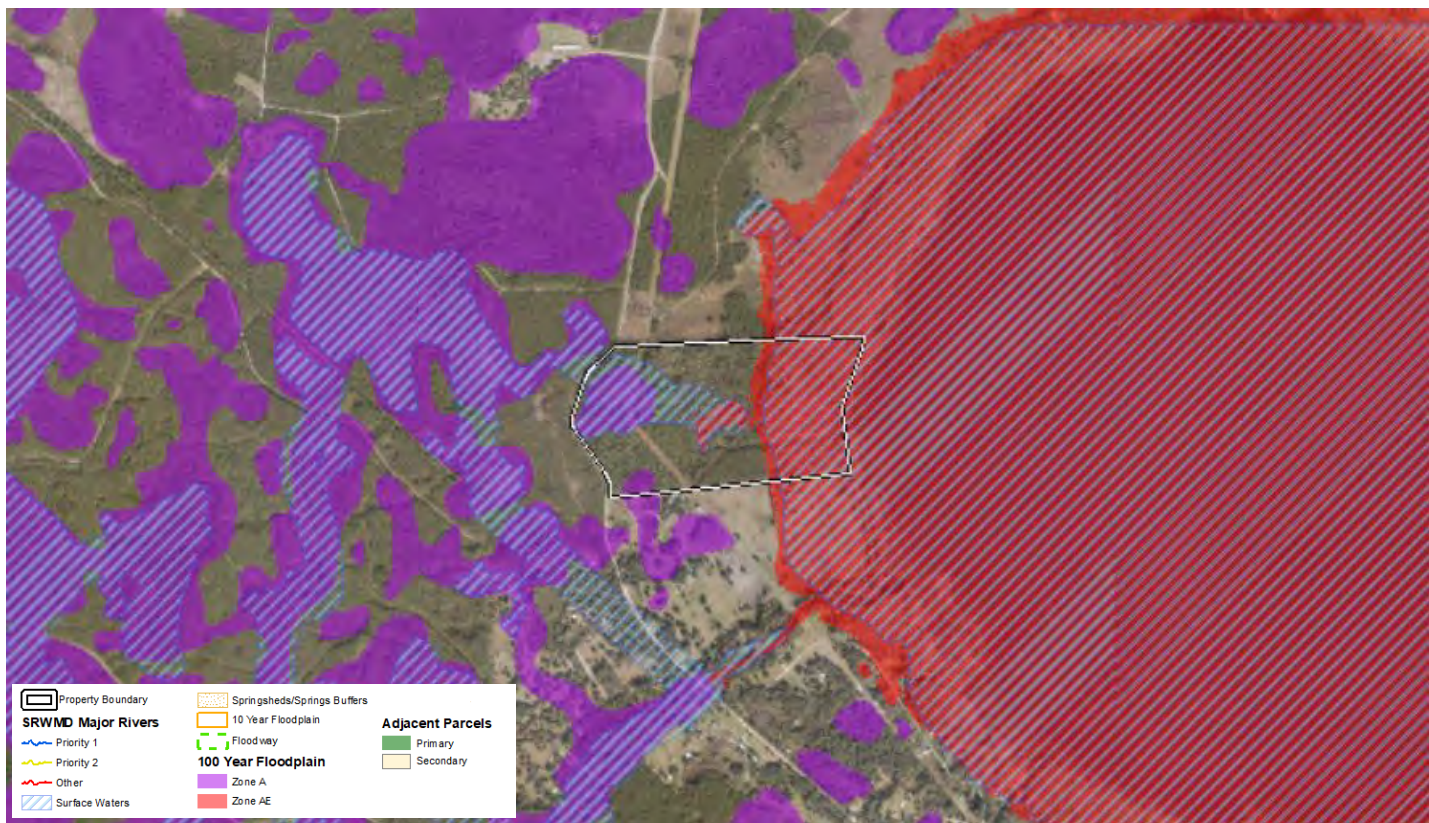
High : 155.186

Low : 129.527

Still CE Property Offer LIDAR



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Property Name: Still CE

Date: 07/14/22

Acreage: ± 116 ac

County: Bradford

Transaction Type: Conservation Easement

Florida Forever: No

Surface Water Protection

Major River: (N)

Riverine Surface Waters: (Y) [± 62 ac]

Flood Protection

Floodway: (N)

10 Year Floodplain: (N/A)

100 Year Floodplain: (Y) [± 58 ac]

Springs Protection

Springshed: (N)

Adjacency: (N)

Miscellaneous

PFA: (N)

WSPA: (Y) [Eastern]

BMAP: (Y) [Santa Fe]

SUWANNEE RIVER WATER MANAGEMENT DISTRICT

MEMORANDUM

TO: Lands Committee

FROM: Stephen Schroeder, Chief, Office of Administration

THRU: Tim Alexander, Deputy Executive Director, Business and Community Services

DATE: November 28, 2022

RE: Denial of Conservation Easement Acquisition Offer for Hart Springs Estates (Lots 7 and 8), Gilchrist County

RECOMMENDATION

Deny the request to acquire a fee interest in property, from Dennis and Jill Thompson, Hart Springs Estates (Lots 7 and 8), located in Gilchrist County.

BACKGROUND

In June 2022, the District received an offer from Dennis and Jill Thompson to acquire a fee interest in lots 7 and 8, Hart Springs Estates, in Gilchrist County. The parcels comprise a total of 2.64 acres +/- and were offered at a combined price of \$25,000. Staff reviewed the parcels and determined that there is no benefit to District fee ownership of the parcels. While the parcels do partially abut District land, the addition of the two lots would not increase recreational use and would not enhance conservation.

The District parcels already owned in the area have management issues related to unauthorized access and these parcels would add to those issues. The parcels are not within the District's Florida Forever Plan. The parcels are 100% within the floodway and 10- and 100-year floodplains; are within the Fanning Springs Springshed and the Fanning/Manatee Priority Focus Area, the Eastern Water Supply Planning Area, and the Suwannee Basin Management Action Plan. The parcels contain no riverine surface waters and are not within a major river surface water protection area.

The offeror was notified of the staff recommendation and offered the opportunity to withdraw the offer or appear before the Lands Committee in opposition to the staff recommendation and there has been no response.

Copies of the Triage and Summary maps are attached.

SCS/rl
File #2022-005
Attachments

**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: Dennis W. and Jill A. Thompson
 Address: 14673 South River Rd City: Woodford State VA Zip: 22580
 Phone: 540-287-5796 E-Mail: 1dcrange@gmail.com
 Applicant Signature: *Dennis W. Thompson* Date: 6-6-2022

Owner of Record (Owner is Applicant yes no)
 Name: Dennis W. and Jill A. Thompson
 Address: 14673 South River Rd City: Woodford State VA Zip: 22580
 Phone: 540-287-5796 E-Mail: 1dcrange@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: *Dennis W. Thompson* Date: 6-6-2022
 Owner Signature: *Jill A. Thompson* Date: 6-6-2022

Property/Project Information
 Asking Price (Fee): \$25,000 (Conservation Easement) : _____
 General Location (address, intersection, etc.): Lot 7 & 8 Hart Springs Estate, corner of CR 344 and SW 87 Terrace
 Acreage: 2.64 County: Gilchrist
 Tax Parcel Number(s): PIN# 30-09-14-0088-0000-0070 AND 0080
 Legal Description: Lots 7 & 8, Hart Springs Estates, a subdivision as recorded in Plat Book 2, Page 22 of the Public Records of Gilchrist County, Florida

 Improvements: Corner Lot and Paved Road Frontage
 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.)
Clear

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.)
Ajoins SRWMD Lands






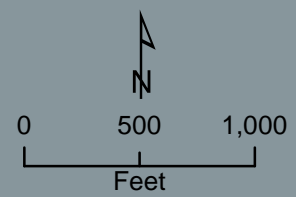
HART SPRINGS
SPRAYFIELD

Hart
Springs
Park

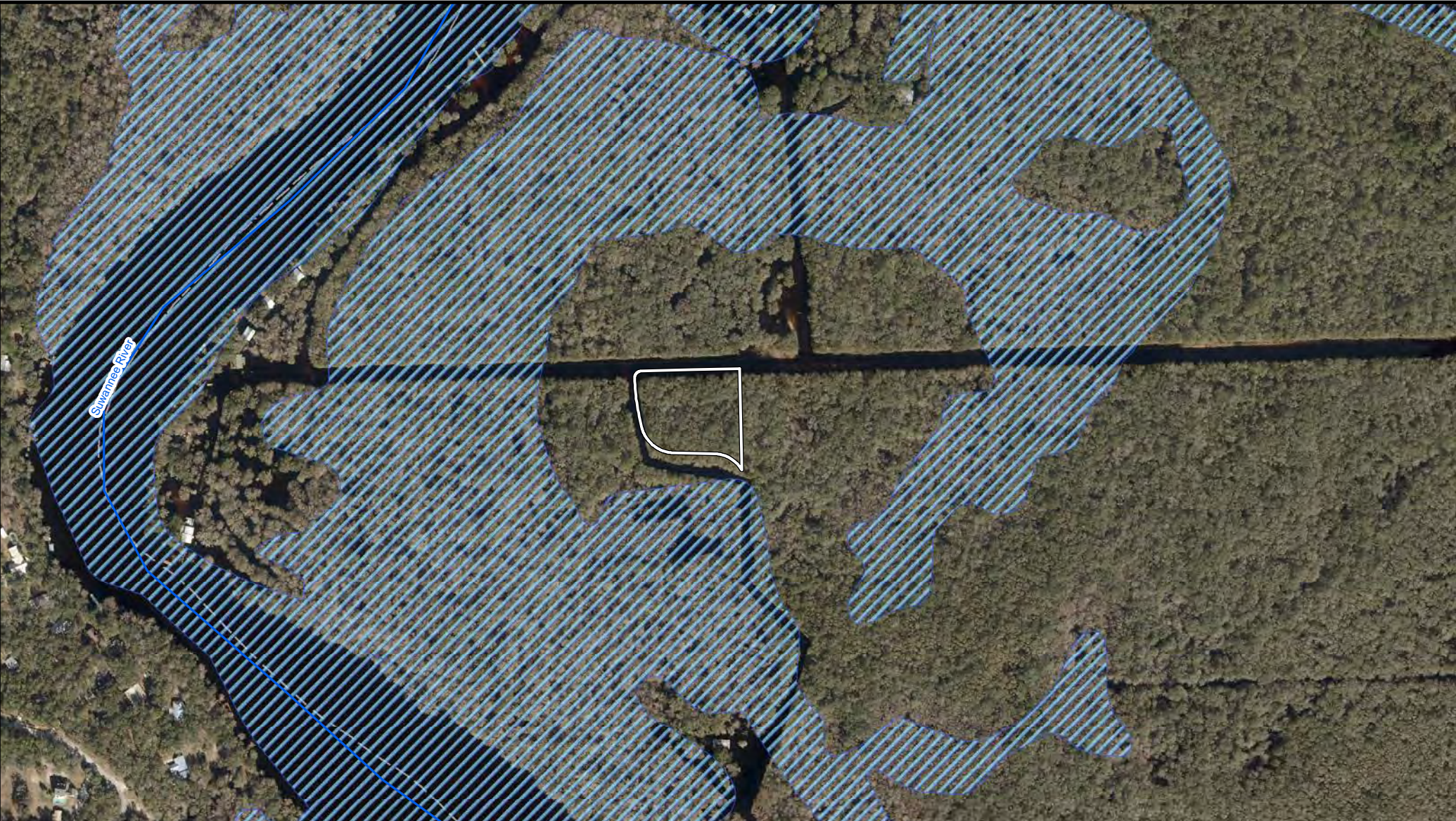
HART
SPRINGS
ESTATES

Hart Springs Estate Offer ± 2.64 Ac Gilchrist County






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

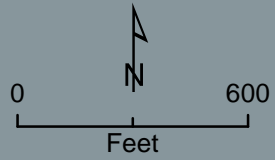
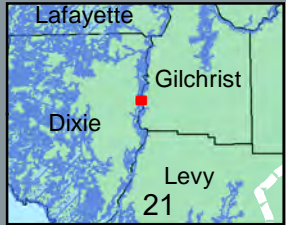


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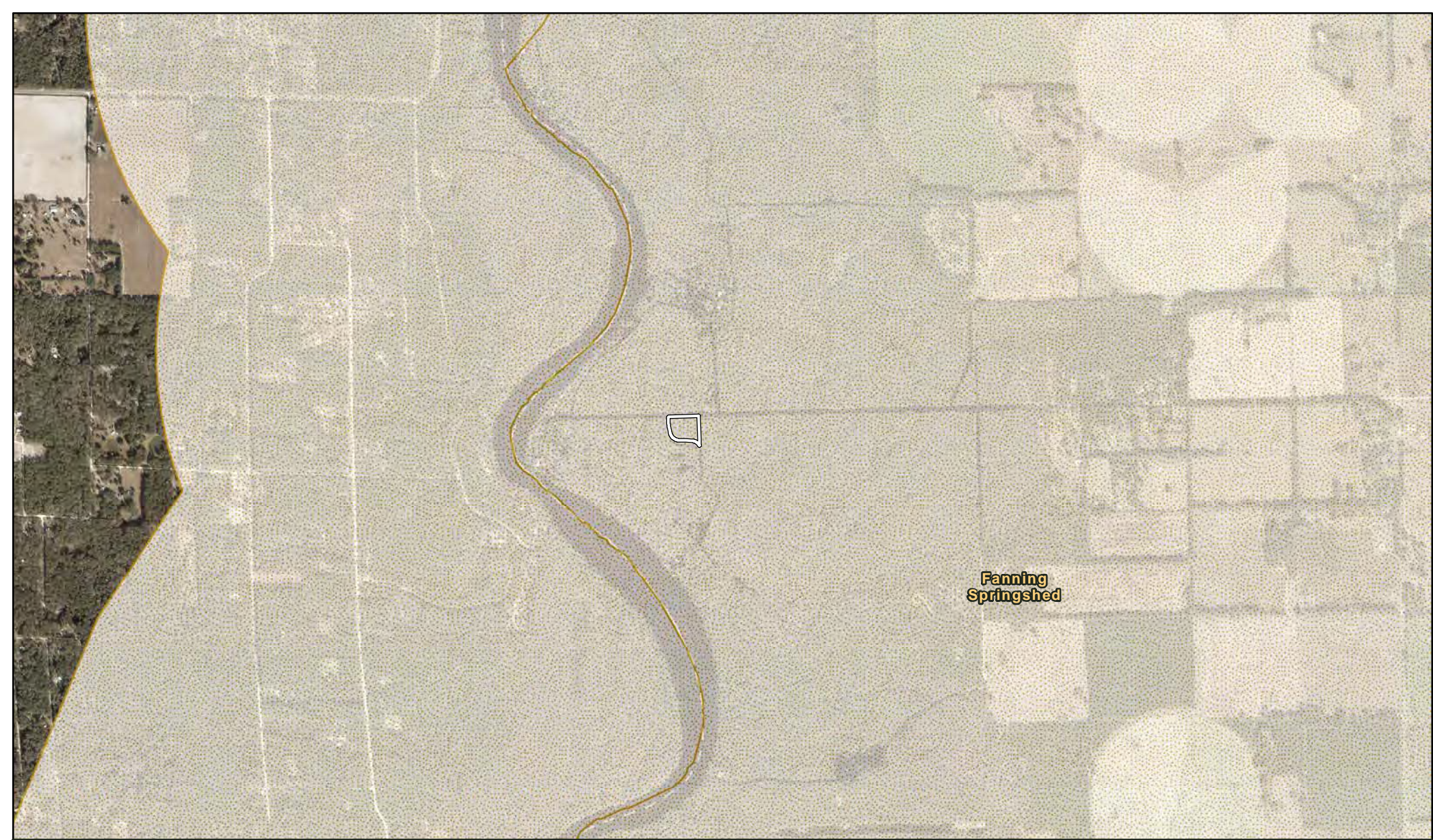


Hart Springs Estate Offer Property Offer Surface Water Protection

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





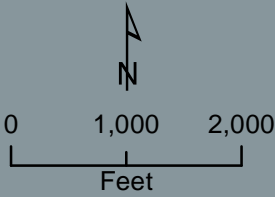
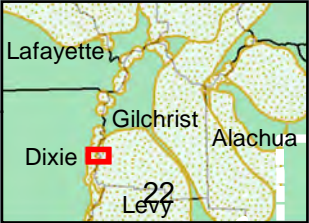
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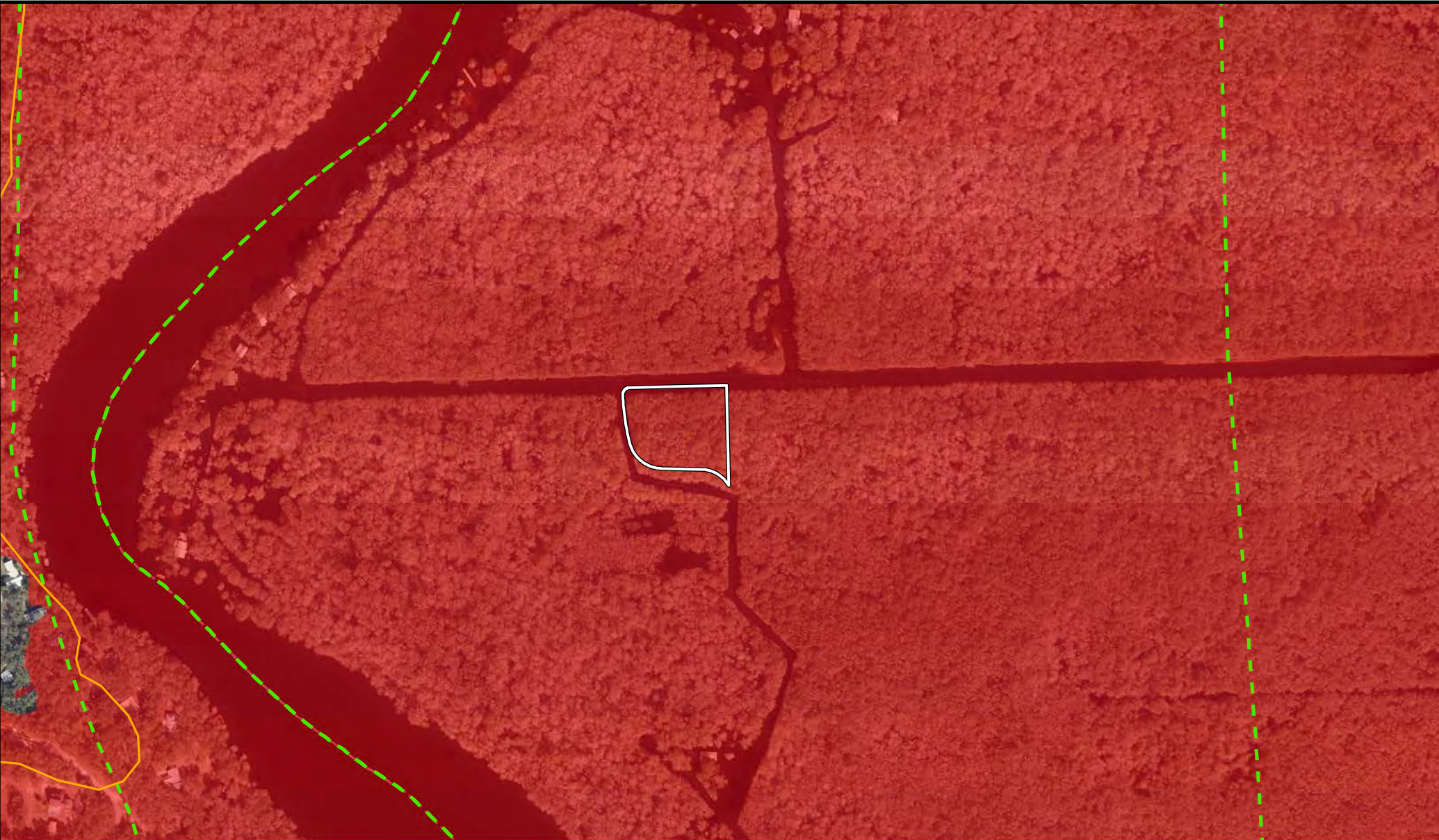
Fanning Springshed

Hart Springs Estate Offer Property Offer Springs Protection

-  Property Boundary
-  Springs Protection

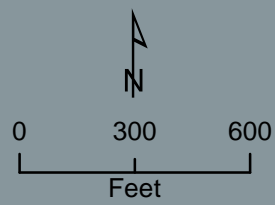
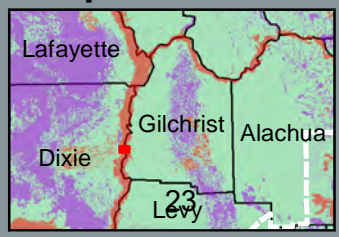


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Hart Springs Estate Offer Property Offer Floodplain Protection

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



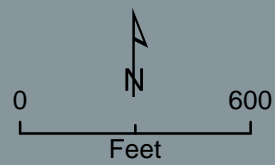
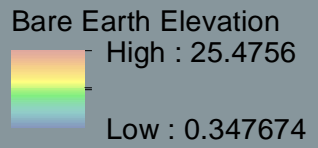
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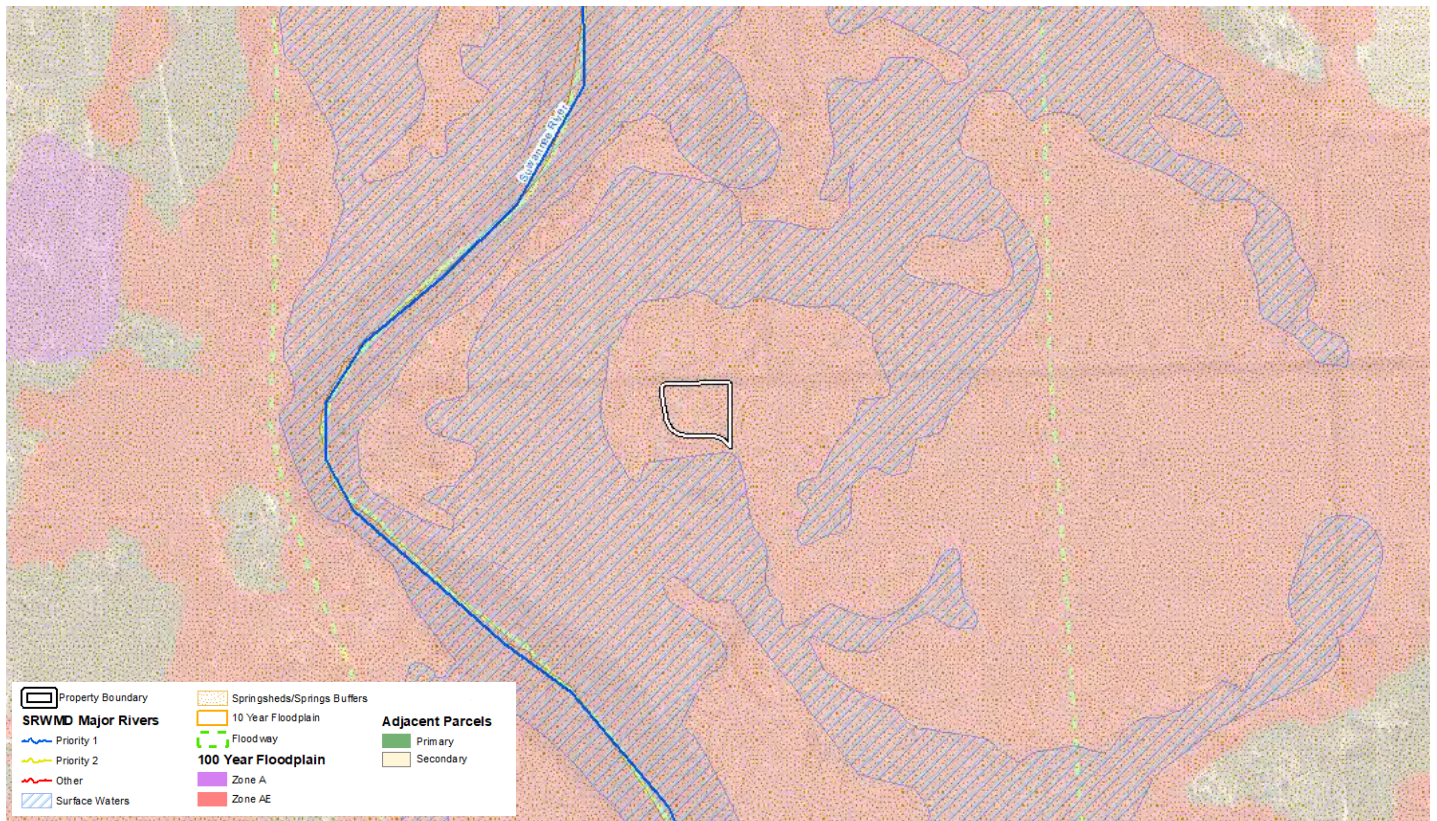
Hart Springs Estate Offer Property Offer LIDAR



Property Boundary



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Property Name: Hart Springs Estate Offer

Date: 07/20/2022

Acreage: ± 2.64 ac

County: Gilchrist

Transaction Type: Acquisition

Florida Forever: No

Surface Water Protection

Major River: (N)

Riverine Surface Waters: (N)

Flood Protection

Floodway: (Y) [± 2.64 ac]

10 Year Floodplain: (Y) [± 2.64 ac]

100 Year Floodplain: (Y) [± 2.64 ac]

Springs Protection

Springshed: (Y) [Fanning] [± 2.64 ac]

Miscellaneous

PFA: (Y) [Fanning Manatee]

WSPA: (Y) [Eastern]

BMAP: (Y) [Suwannee]

SUWANNEE RIVER WATER MANAGEMENT DISTRICT

MEMORANDUM

TO: Lands Committee

FROM: Stephen Schroeder, Chief, Office of Administration

THRU: Tim Alexander, Deputy Executive Director, Business and Community Services

DATE: November 28, 2022

RE: Denial of Conservation Easement Acquisition Offer from Greg Stafford, Hamilton County

RECOMMENDATION

Deny the request for acquisition of a conservation easement offer from Greg Stafford, Hamilton County.

BACKGROUND

In October 2022, the District received an offer from Greg Stafford to sell the District a conservation easement over a 212 acre +/- parcel of real property located in Hamilton County. The parcel is not adjacent to other District-owned lands and contains no riverine surface waters. It is not located within the District's Florida Forever Plan. It is within the Withlacoochee River protection area; contains 29.75 acres +/- within the floodway; 205 acres +/- are within the 10-year floodplain; and 212 acres +/- are within the 100-year floodplain. The parcel is within a springshed and the Troy, Falmouth, Lafayette Blue and Peacock Springs Priority Focus Area, is within the Eastern Water Supply Planning Area and the Suwannee Basin Management Action Plan.

In review, staff determined that the parcel would present management issues due to isolation from other District properties, and the current use as pasture/agricultural land. Staff noted that a portion of the property may be within the priority acquisition area for expansion of the Suwannee River State Park. District staff has recommended that the offeror contact the Florida Department of Environmental Protection.

The offeror was notified of the staff recommendation and offered the opportunity to withdraw the offer or appear before the Lands Committee in opposition to the staff recommendation and there has been no response.

Copies of the Triage and Summary Maps are attached.

SCS/rl
File #2022-007
Attachments

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 ___*)

Name: _____
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: _____ Date: _____
Owner Signature: _____ Date: _____

Property/Project Information

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

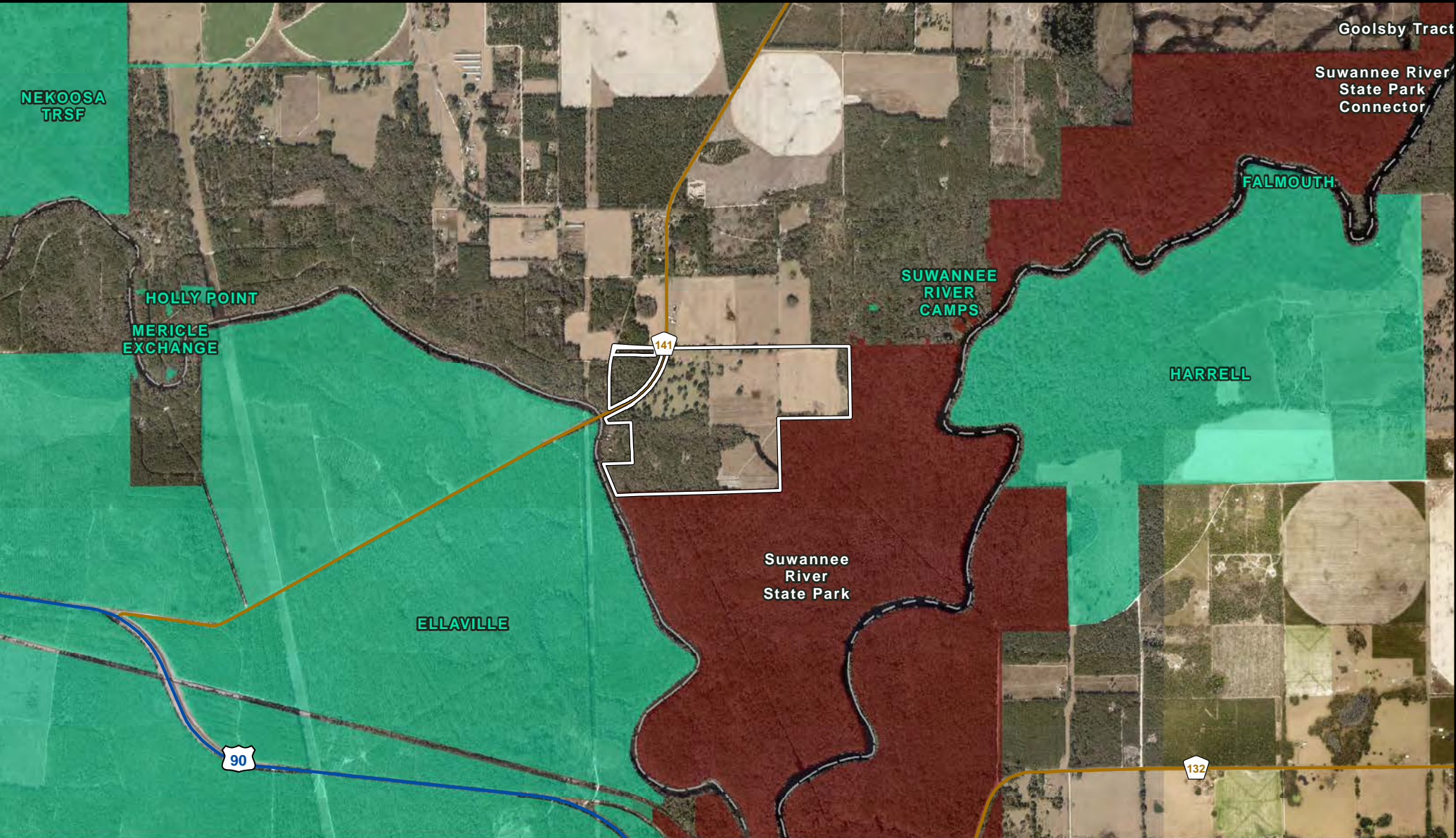
Improvements: _____

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.*)

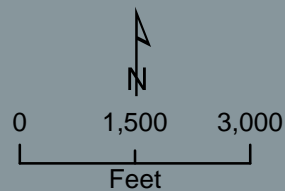
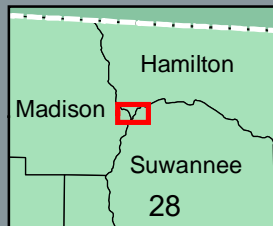
Agreements (*Identify any existing purchase agreement, option contract, listing agreement, or any other arrangement or agreement.*)

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

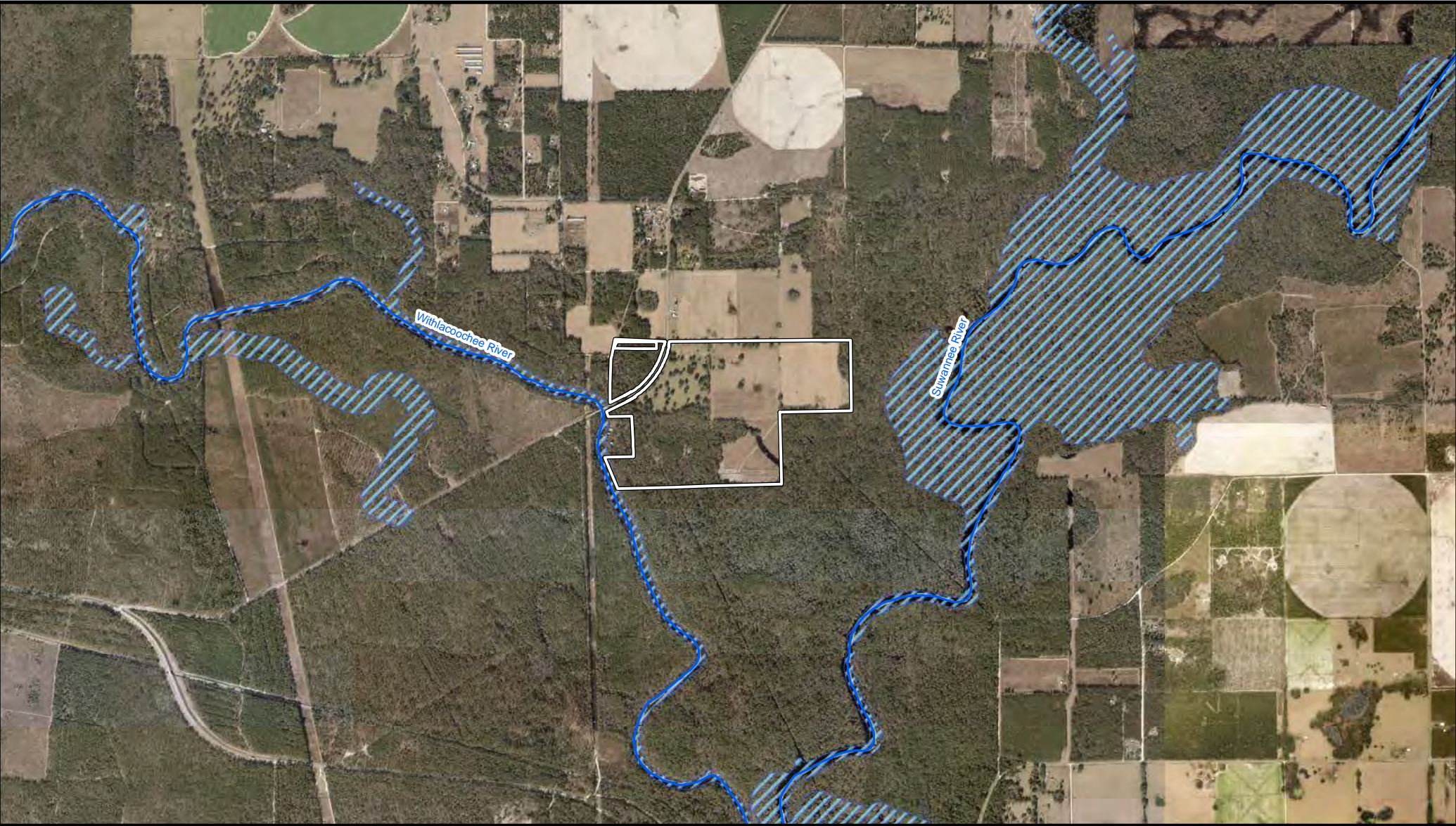


**Stafford CE
± 212 Ac
Hamilton County**




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

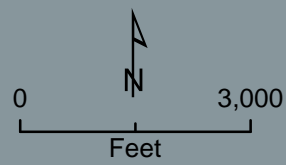
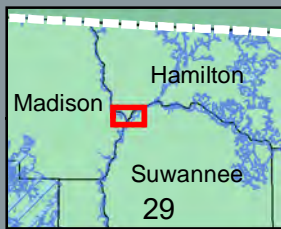


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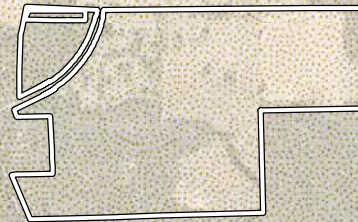
**Stafford CE
Property Offer
Surface Water Protection**

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





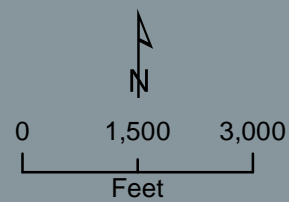
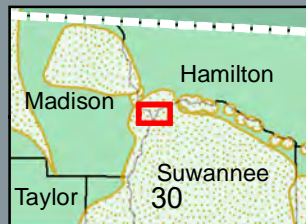
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Troy Falmouth
Lafayette Blue Peacock
Springshed

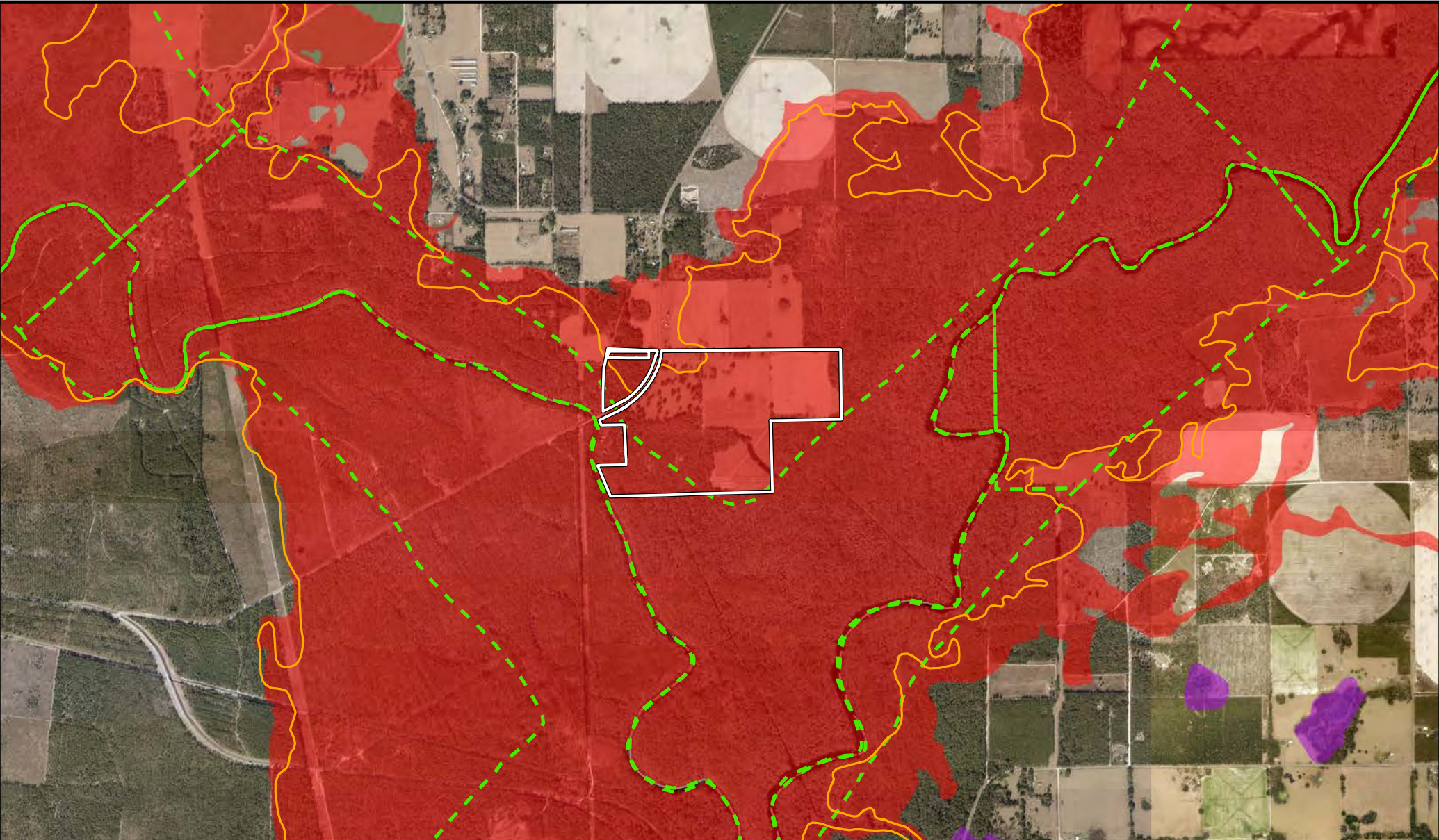


Stafford CE Property Offer Springs Protection

-  Property Boundary
-  Springs Protection

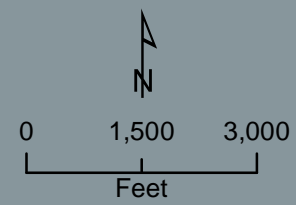
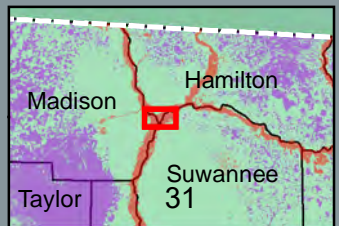


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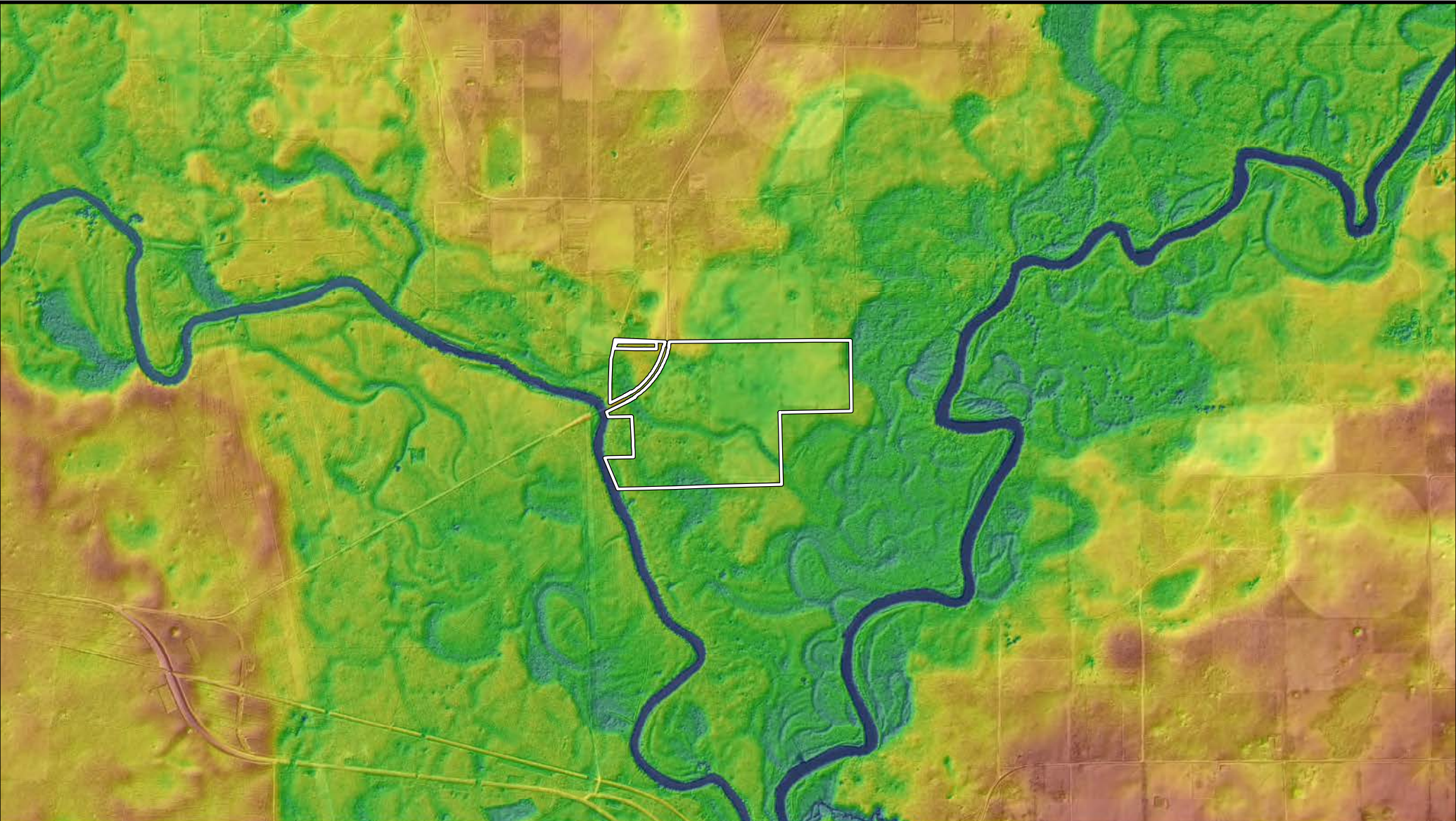


Stafford CE Property Offer Floodplain Protection

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



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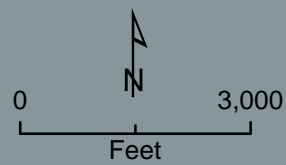
Property Boundary

Bare Earth Elevation

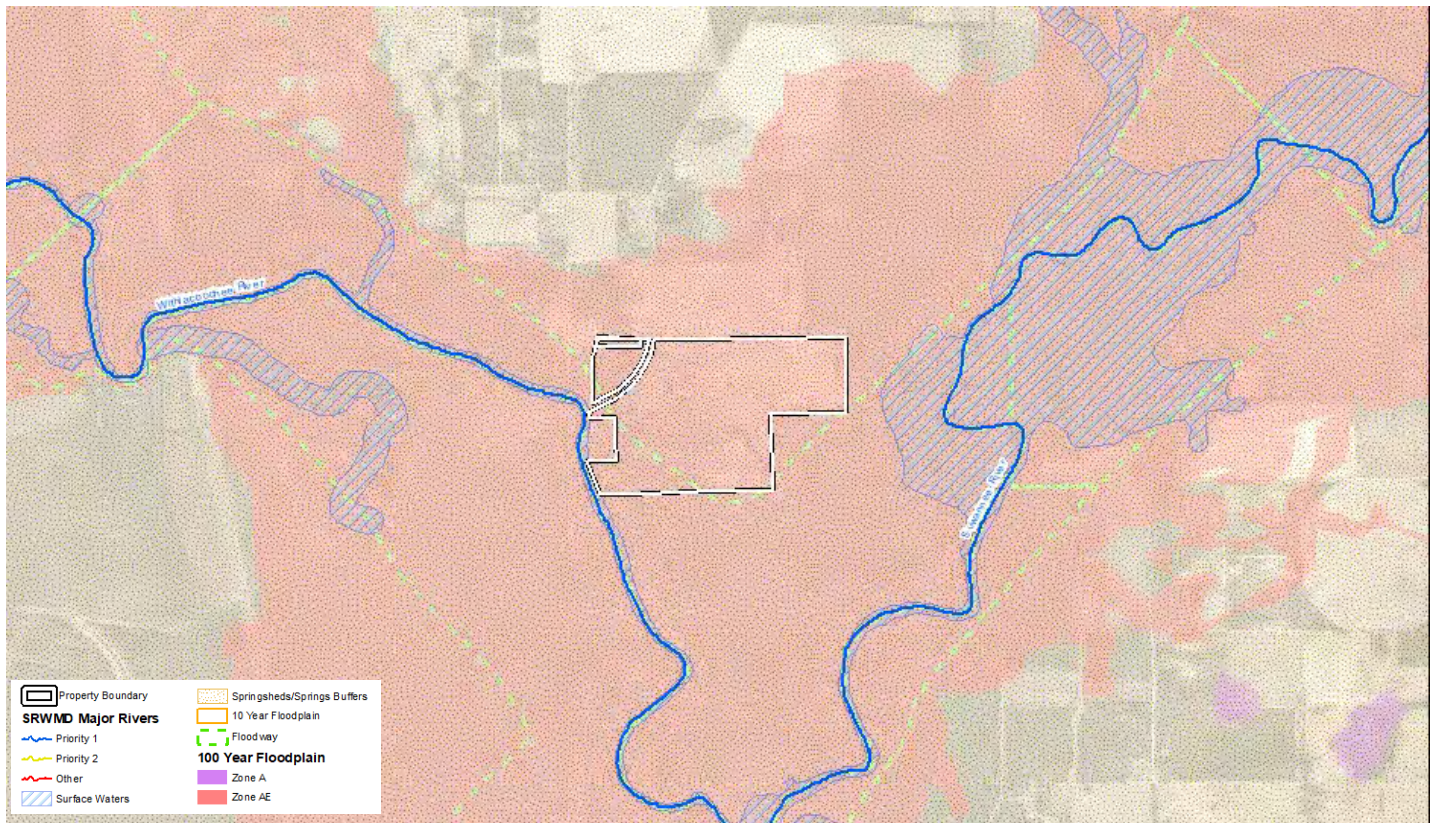
High : 106.685

Low : 27.8

Stafford CE Property Offer LIDAR



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Property Name: Stafford CE

Date: 10/13/22

Acreage: ± 212 ac

County: Hamilton

Transaction Type: Conservation Easement

Florida Forever: No

Surface Water Protection

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

Riverine Surface Waters: (N)

Flood Protection

Floodway: (Y) [± 29.75 ac]

10 Year Floodplain: (Y) [± 205 ac]

100 Year Floodplain: (Y) [± 212 ac]

Springs Protection

Springshed: (Y) [Troy Falmouth Lafayette Blue Peacock]

Miscellaneous

PFA: (Y) [Troy Falmouth Lafayette Blue Peacock]

WSPA: (Y) [Eastern]

BMAP: (Y) [Suwannee]