

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

GoTo Webinar Link: <https://attendee.gotowebinar.com/register/2418452120888926044>

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

Open to Public

March 14, 2023
Following Board Meeting

District Headquarters
Live Oak, Florida

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

Conservation Easement Modification Requests

3. California Swamp Conservation Easement Amendment, Dixie County

Land Acquisition / Property Offers

4. Waldo Tree Farms, Alachua County

Surplus Lands

None

5. Announcements
6. 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: February 28, 2023

RE: California Swamp Conservation Easement Amendment, Dixie County

RECOMMENDATION

Authorize staff to present to the Governing Board amendments on the California Swamp Conservation Easement, Dixie County to address wetlands mapping, allowable activities, and ownership of carbon credits.

BACKGROUND

In August of 2001, the District acquired a conservation easement over 32,032 +/- acres in Dixie County from Bascom Gulf, LLC. In 2016, Bascom Gulf's successor in interest, Campbell Global, approached the District to request amendments to the conservation easement. Since that time, staff and representatives for the owner have exchanged various proposals and are attempting to reach a final amended easement. Due to the nature of the proposed amendments, staff request the Lands Committee authorize the amendment concepts and bring the detailed amendment language for Governing Board for final approval.

A number of proposed amendments are within existing District guidelines for negotiation, such as updated wetlands mapping, special use authorization designations, carbon credit ownership, fencing, hunting camp locations and road maintenance, however, the proposed amendment includes language relating to conversion of some or all of the existing pine plantations to eucalyptus stands and there are currently no Board guidelines on which staff can rely to address this proposal.

The current terms of the conservation easement permit the owner to conduct silviculture operations in designated upland areas consistent with current best management practices. The pine plantation areas are contained within the "protected" area of the conservation easement.

Staff is uncertain if a conversion to eucalyptus would be consistent with the purposes of acquiring a conservation easement; the protection of water resources, wetlands, wildlife habitat, and the existing natural environmental conditions. Based on studies reviewed by staff and provided to the Board, it is perceived that if eucalyptus is planted, it would impact the surface area of the property by inhibiting or preventing the growth of native species within the area so planted and potentially utilize a greater amount of water than native pine species. Additionally, eucalyptus is an exotic plant species, and the introduction of exotic species is specifically prohibited in the conservation easement. However, staff also recognizes that the availability for harvest of eucalyptus could have a broader impact of protecting native tree species, such as cypress (*Taxodium* spp.), and other hardwoods by providing an alternative source for mulch or biomass materials. It should be noted, however, that under the terms of the conservation

easement, the fee owner is not permitted to harvest such species (or any timber) located within a protected wetland.

This is a proposal that has not previously been considered by this Board and staff is requesting guidance from the Lands Committee on how to proceed with this portion of the requested amendment.

SCS/rl
File #00-013

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: February 28, 2023
RE: Waldo Tree Farm, Alachua County

RECOMMENDATION

Approve recommendation for staff to enter into detailed assessment and negotiations for the acquisition of a 38-acre +/- parcel of real property located in Alachua County and recommend to the Governing Board that the Executive Director be authorized to enter into a contract for sale.

BACKGROUND

In May 2022, the District received an offer from Waldo Tree Farms, LLC to sell the District a 38-acre +/- parcel of real property located in Alachua County. At its August 2022 meeting, the Lands Committee authorized staff to expend not more than \$5,000 to obtain an appraisal on the site and negotiate a potential price for the acquisition subject to approval and recommendation of the Lands Committee. Staff expended \$1,975 for the appraisal.

An appraisal was completed in February 2023. The appraiser noted that the property is 44 +/- acres, as opposed to the previously estimated 38 +/- acres; and that the landlocked status of the property would have an adverse impact on marketing the property. The appraiser further noted that future buyers, other than the District, would be forced to expend additional money to gain property access. After discussions with the owner's representative, it was agreed that the owner would accept a total of \$35,200 or \$800 per acre for the property. This amount is below the 90% of appraised value goal of the District.

Staff is recommending that the Lands Committee accept the proposed acquisition price and recommend that the Governing Board authorize the Executive Director to enter into a contract for sale at that price, contingent on receipt of a satisfactory Phase 1 Environmental Site Assessment (ESA) and authorize staff to proceed with an ESA. Closing will be contingent upon the seller providing a clean, marketable title. A final resolution authorizing the acquisition will be brought to the Governing Board when the transaction is ready to close.

Copies of the Triage and Summary Maps are attached. A copy of the appraisal will be available at the meeting.

SCS/rl
File #2022-002
Attachments

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

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

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

Applicant Information
Name: AFM Real Estate
Address: 13570 N.W. 101ST DRIVE ^{Suite 500} City: Alachua State Fl. Zip: 32615
Phone: 352-317-4233 E-Mail: Dan.Baldwin@AFMFOREST.COM
Applicant Signature: Alfred Carval Date: 5/10/22

Owner of Record (Owner is Applicant yes no)
Name: WALDO TREE FARMS LLC
Address: 1553 Rebecca Place City: Longwood State Fl Zip: 32779
Phone: 407-961-3003 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: Alfred Cl Date: 5/10/22
Owner Signature: _____ Date: _____

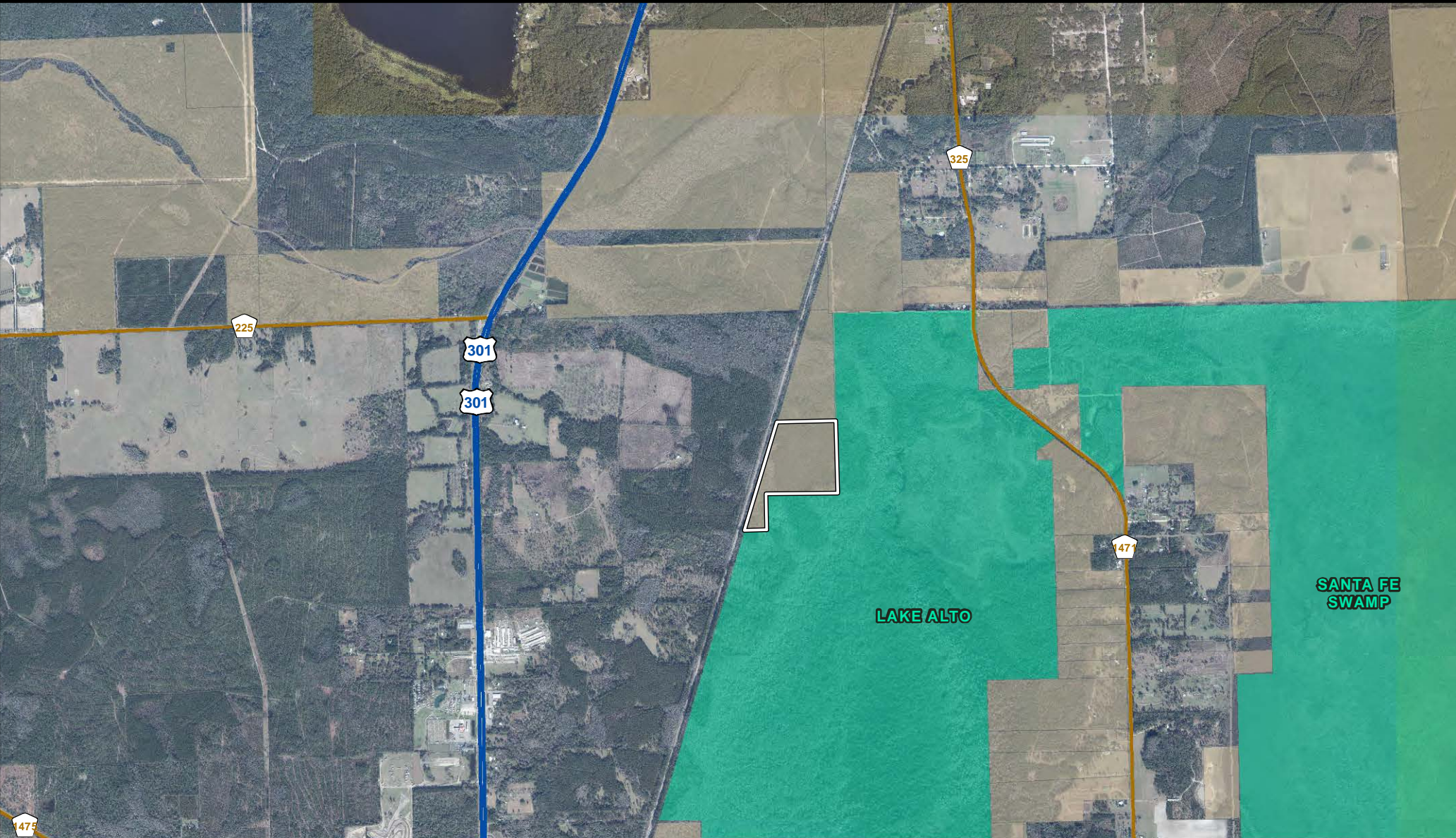
Property/Project Information
Asking Price (Fee): Appraised Value (Conservation Easement) : _____
General Location (address, intersection, etc.): East of CSX Railroad Parcel # 16914-000-000
Acreage: 38 County: Alachua
Tax Parcel Number(s): 16914-000-000 EAST SIDE
Legal Description: EAST side of parcel # 16914-000-000 CONTAINING APPROXIMATELY 38 ACRES
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.)





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

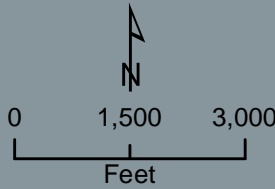
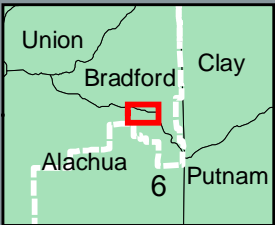
Other Pertinent Information (Please provide any other information that may be helpful in evaluating the request.)










Waldo Tree Farm
 ± 44.52 Ac
 Alachua County

-  Property Boundary
-  SRWMD Ownership
-  Other Public Ownership
-  Florida Forever

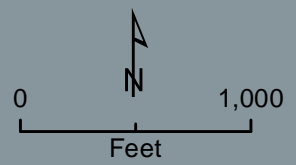
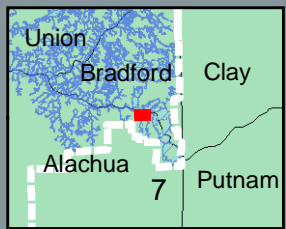


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-  Property Boundary
- SRWMD Major Rivers**
-  Priority 1
-  Priority 2
-  Other
-  Surface Waters (Riverine)



Waldo Tree Farm Property Offer Surface Water Protection

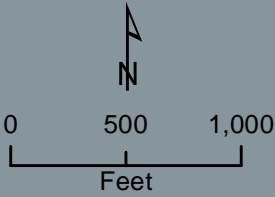
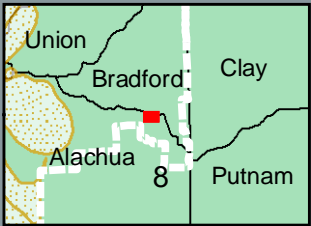


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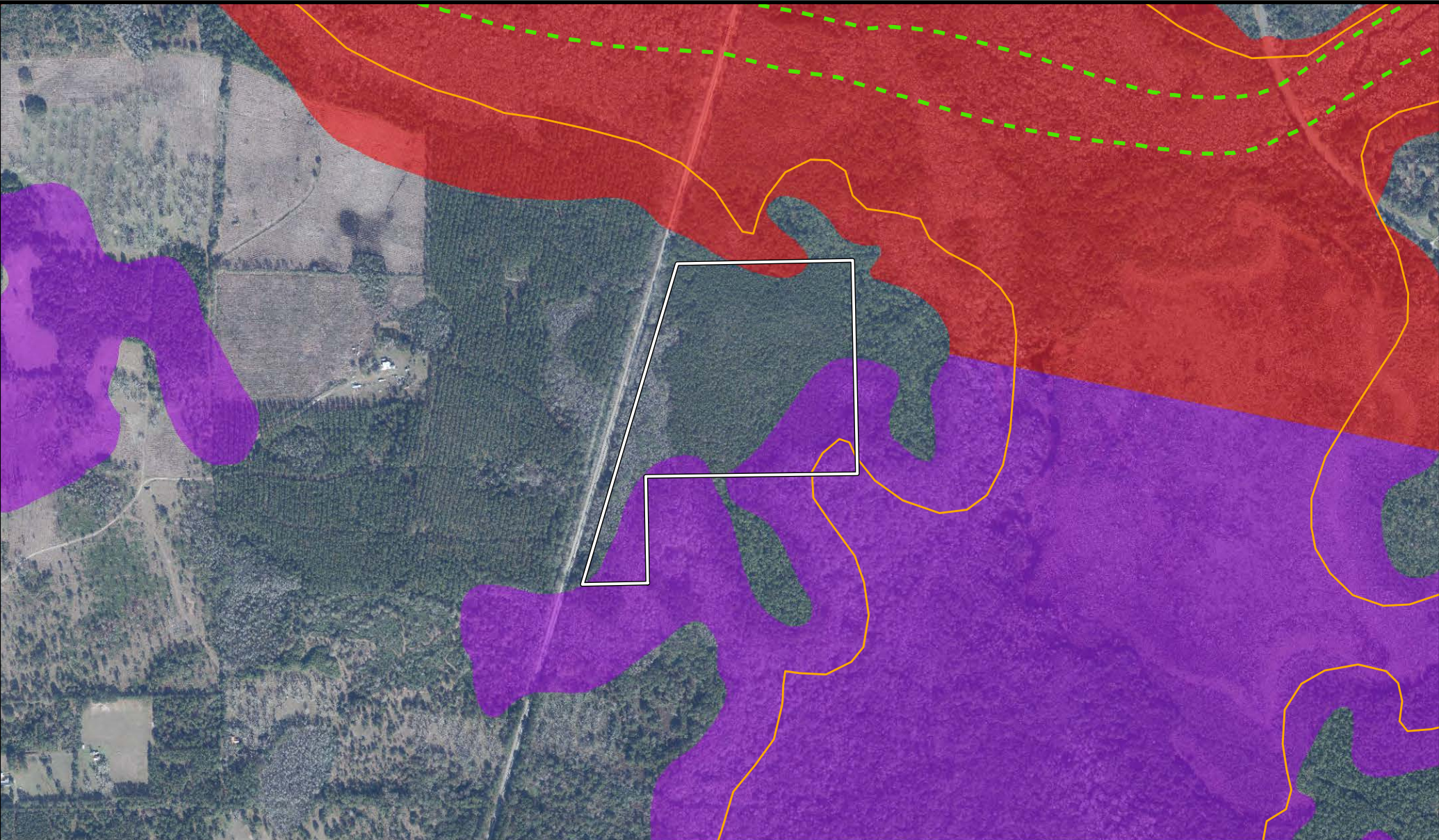


Waldo Tree Farm Property Offer Springs Protection

-  Property Boundary
-  Springs Protection

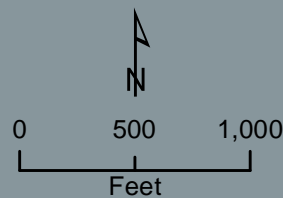
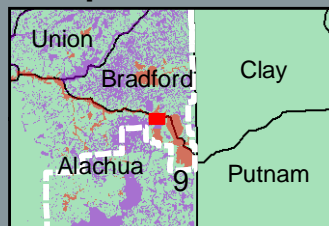


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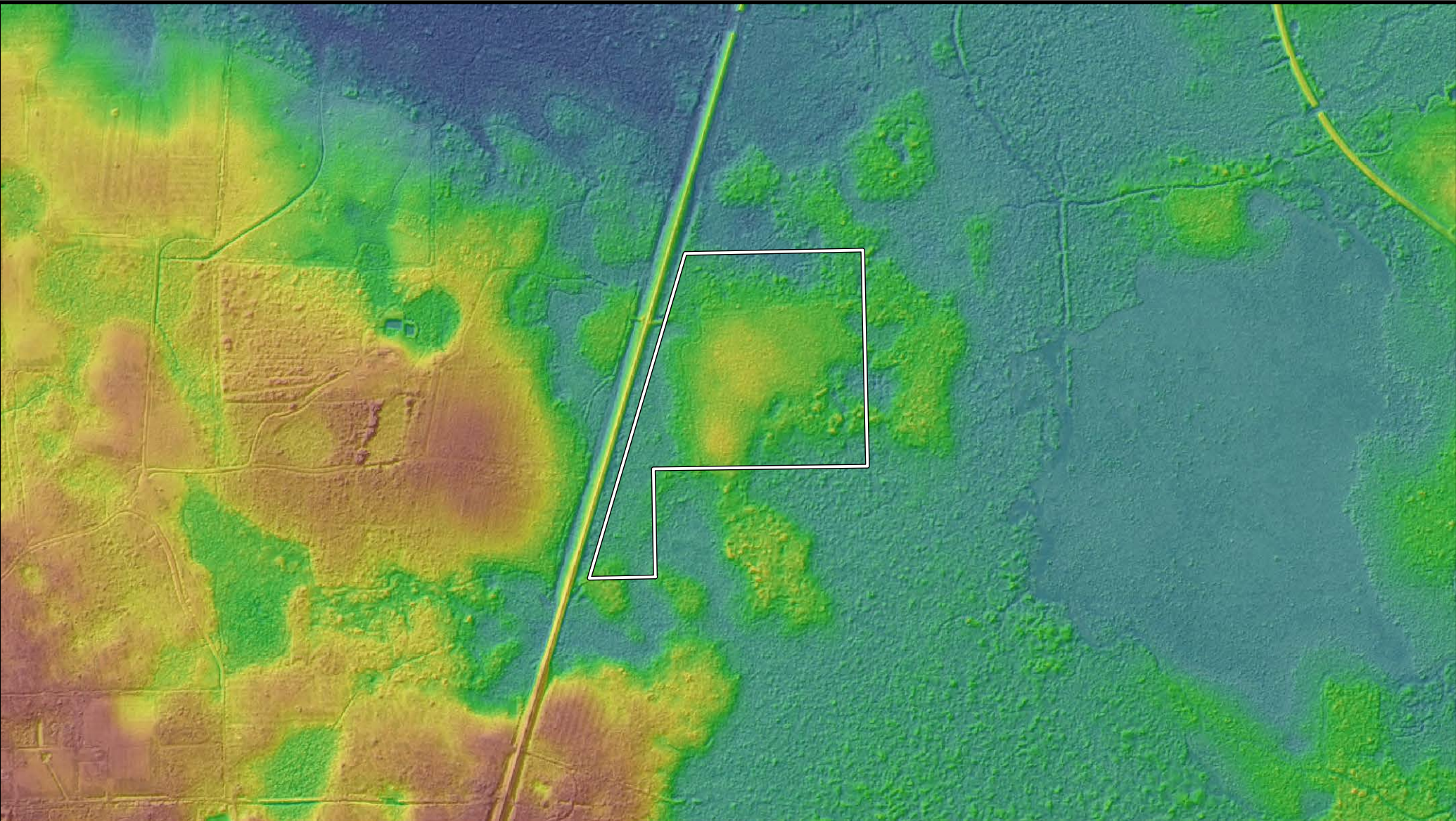


Waldo Tree Farm Property Offer Floodplain Protection

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



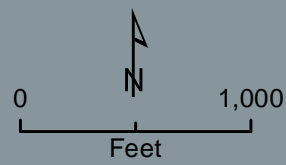
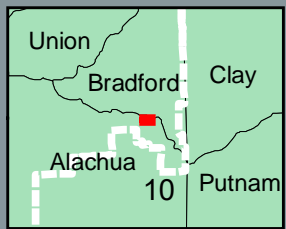
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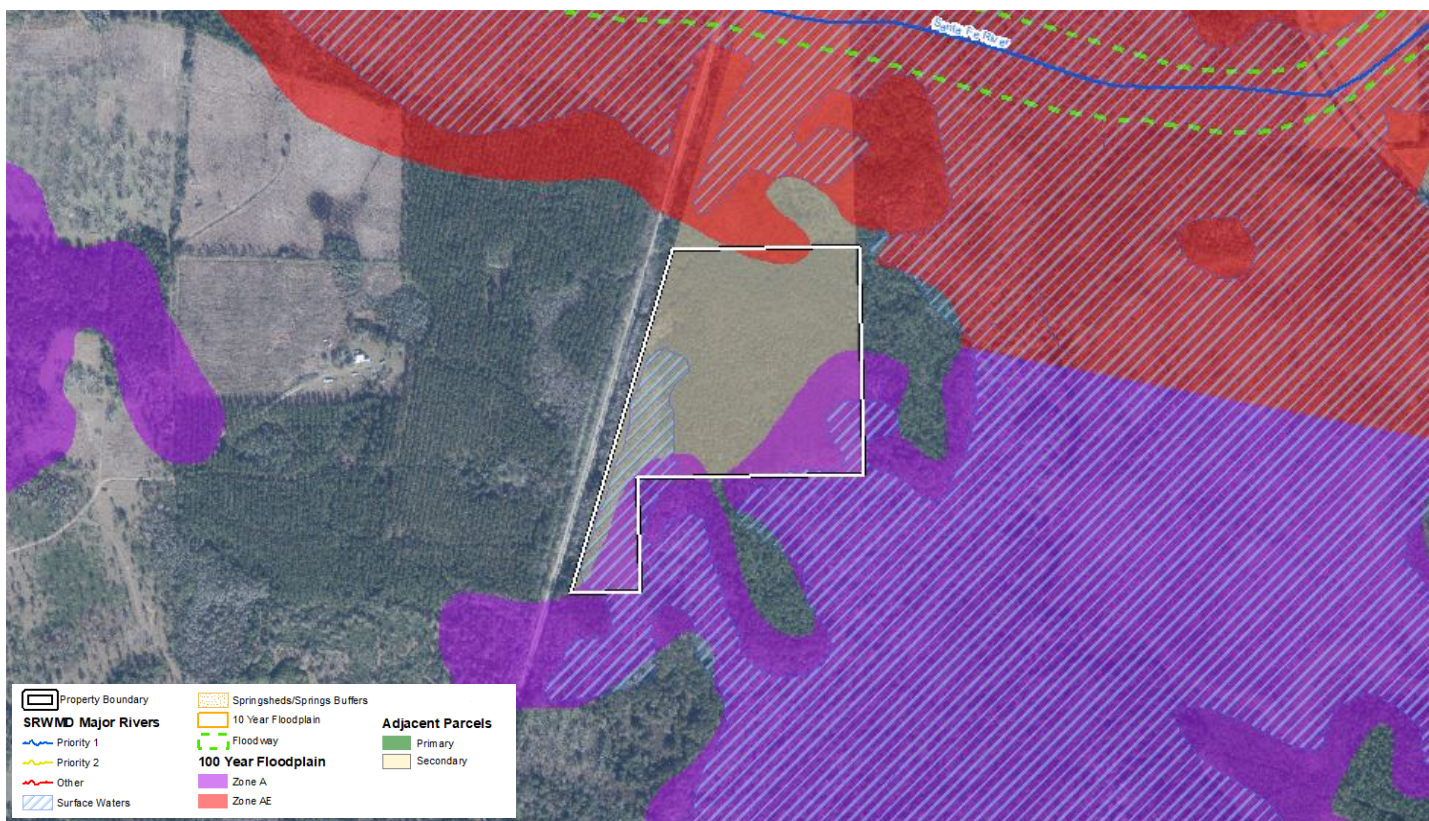
 Property Boundary

Bare Earth Elevation
 High : 153.969
 Low : 132.484

Waldo Tree Farm Property Offer LIDAR



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Property Name: Waldo Tree Farm

Date: 06/09/22

Acreage: ± 38 ac

County: Alachua

Transaction Type: Acquisition

Florida Forever: Yes

Surface Water Protection

Major River: (N)

Riverine Surface Waters: (Y) [± 10 ac]

Flood Protection

Floodway: (N)

10 Year Floodplain: (Y) [± 1 ac]

100 Year Floodplain: (Y) [± 12 ac]

Springs Protection

Springshed: (N)

Miscellaneous

PFA: (N)

WSPA: (Y) [Eastern]

BMAP: (Y) [Santa Fe]