

SUWANNEE RIVER WATER MANAGEMENT DISTRICT

MEMORANDUM

TO: Governing Board
FROM: Stephen Schroeder, Chief, Office of Administration
THRU: Tim Alexander, Deputy Executive Director, Business and Community Services
DATE: June 2, 2023
RE: Tanner Springs (Dixon) Conservation Easement, Hamilton County

RECOMMENDATION

Authorize staff to complete a detailed assessment and negotiate for the acquisition of a conservation easement on a 40 acre +/- parcel of real property located in Hamilton County.

BACKGROUND

In January 2023, the District received an offer from Lena Dixon through her agent Jeremy Dixon to sell a conservation easement over a 40-acre +/- parcel of real property located in Hamilton County.

District staff has reviewed the property and is recommending that the District proceed with negotiations of the terms of the conservation easement and then proceed with an appraisal and Phase 1, Environmental Site Assessment of the property. The property is adjacent to the Withlacoochee River and contains a second magnitude spring that feeds into the river through a 50-foot run. The property contains approximately one-acre of riverine surface water and is within the Madison Blue Springshed/buffer area. It is within the Eastern Water Supply Planning Area and Suwannee Basin Area Management Plan. Further, 16 acres +/- are within the floodway, 24.9 acres +/- are within the 10-year floodplain, and 14.6 acres +/- are within the 100-year floodplain. The property is within the District's Florida Forever Workplan.

Staff determined that a conservation easement would protect the spring by limiting use and exploitation of the spring area and requiring measures to prevent erosion of the area around the spring. Further, a conservation easement will help protect the water quality of the river by deterring further development in the area. LiDAR indicates that without protection, a portion of the property would be susceptible to development.

May 9, 2023, the Lands Committee unanimously approved the staff recommendation.

Copies of the offer, triage and summary maps are attached.

SCS/tm
File #2023-004
Attachments