



SUWANNEE RIVER WATER MANAGEMENT DISTRICT LANDS COMMITTEE MEETING AGENDA

Open to the Public

March 11, 2025
Following Board Meeting

UF/IFAS NFREC-Suwannee Valley (Farm)
8202 CR 417 Live Oak, FL

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

Property Exchange / Surplus

3. Negotiations for the Ellaville Tract - Riverview Exchange, Madison County
4. Announcements
5. Adjournment

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

Definitions:

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

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

SUWANNEE RIVER WATER MANAGEMENT DISTRICT
MEMORANDUM

TO: Lands Committee

FROM: Katelyn Potter, Director, Division of Outreach and Operations

THRU: Hugh Thomas, Executive Director

DATE: February 18, 2025

RE: Negotiations for the Ellaville Tract - Riverview Farms Exchange, Madison County

RECOMMENDATION

Authorize negotiations with Lee Peanut Farms, LLC for the exchange of the District's Ellaville Tract for Riverview Farms in Madison County, in whole or in part to equalize values.

BACKGROUND

In February 2025, received an offer from Lee Peanut Farms, LLC for the exchange of 696 +/- acres of the District's Ellaville Tract in Madison County for 548 +/- acres of Riverview Farms in Madison County.

Riverview Farms is located along the Withlacoochee River, with 1.3 miles of river frontage, 263 acres in the floodway, and 434 within the 10-year floodplain. The property is adjacent to the District's Westwood West Tract (to the north) and Withlacoochee Quail Farms Tract (to the south). The property contains a third-magnitude spring known as Stuart Spring. Portions of the exchange property contain mature longleaf pine stands with well-established wiregrass communities. The property is included in the District's Five-Year Land Acquisition Workplan and Florida Forever Plan, valued for its extensive floodplain, connectivity to existing District lands, and natural communities.

The District's Ellaville parcels were purchased on December 01, 1988, using Water Management Land Trust funds. The property is part of Twin Rivers State Forest and managed by the Florida Forest Service. The tract suffered significant damage from Hurricane Idalia and all merchantable slash pine timber has been harvested, leaving only 306 acres of merchantable longleaf pine. In 2012, the property was identified and declared surplus by the Governing Board in Resolution 2012-69. The property was removed from monthly reports to the Governing Board but has retained its surplus designation.

The parcels for exchange include portions of 22-1S-11-1551 and 15-1S-11-1529 of District property and portions of 24-2N-10-3027 and 19-2N-11-6241 of the Riverview Farms. Final acreage for the exchange will be determined by the appraised value and used to equalize values on each property, as permitted by 373.089(4), Florida Statutes.

The proposed exchange was reviewed by Land Acquisition and Surplus Team and formally recommended to proceed on February 13, 2025.

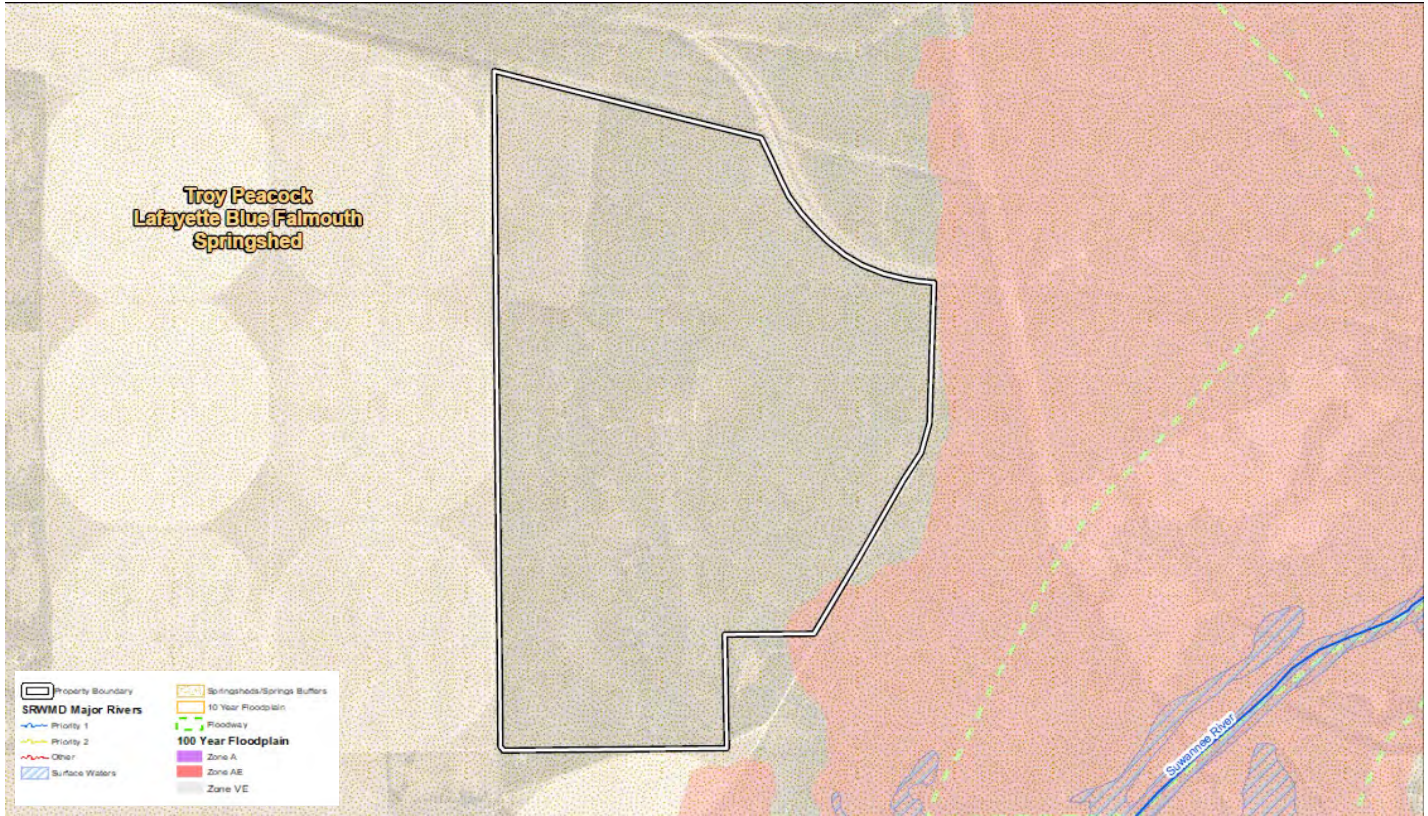
Staff requests the Lands Committee authorize negotiations with Lee Peanut Farms, LLC for the exchange of the District's Ellaville property and Riverview Farms in Madison County.

Copies of a triage and summary map of both properties is included.

KCP/ao
Attachments



SUWANNEE TRIAGE ANALYSIS RESULTS



Date: 02/20/25

Property Name: Ellaville Exchange

County: Madison

Acreage: ± 696

SRWMD Florida Forever: No

Transaction Type: Exchange

Statewide Florida Forever: No

Surface Water Protection

Major River: (N)

Riverine Surface Waters: (N)

Flood Protection

Floodway: (N)

10 Year Floodplain: (N)

100 Year Floodplain: (Y) [± 4.5 ac]

Springs Protection

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

Miscellaneous

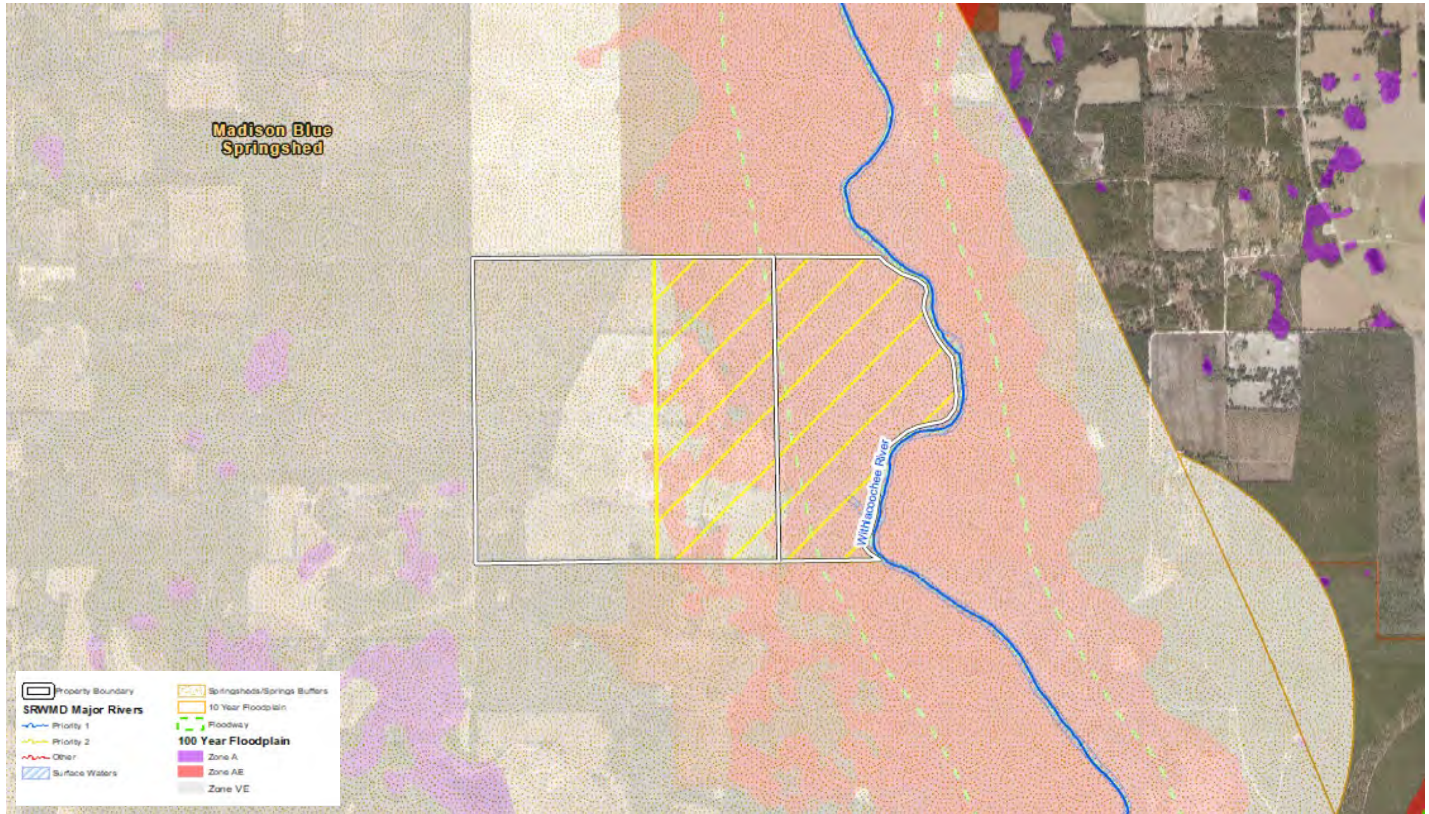
PFA: (N)

WSPA: (Y) [Western]

BMAP: (Y) [Suwannee]



SUWANNEE TRIAGE ANALYSIS RESULTS



Property Name: Riverview Farms

Acreage: ± 548 ac

Transaction Type: Exchange

Date: 02/18/25

County: Madison

SRWMD Florida Forever: Yes

Statewide Florida Forever: No

Surface Water Protection

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

Riverine Surface Waters: (Y) [± 2.3 ac]

Springs Protection

Springshed: (Y) [Madison blue]

Flood Protection

Floodway: (Y) [± 263 ac]

10 Year Floodplain: (Y) [± 434 ac]

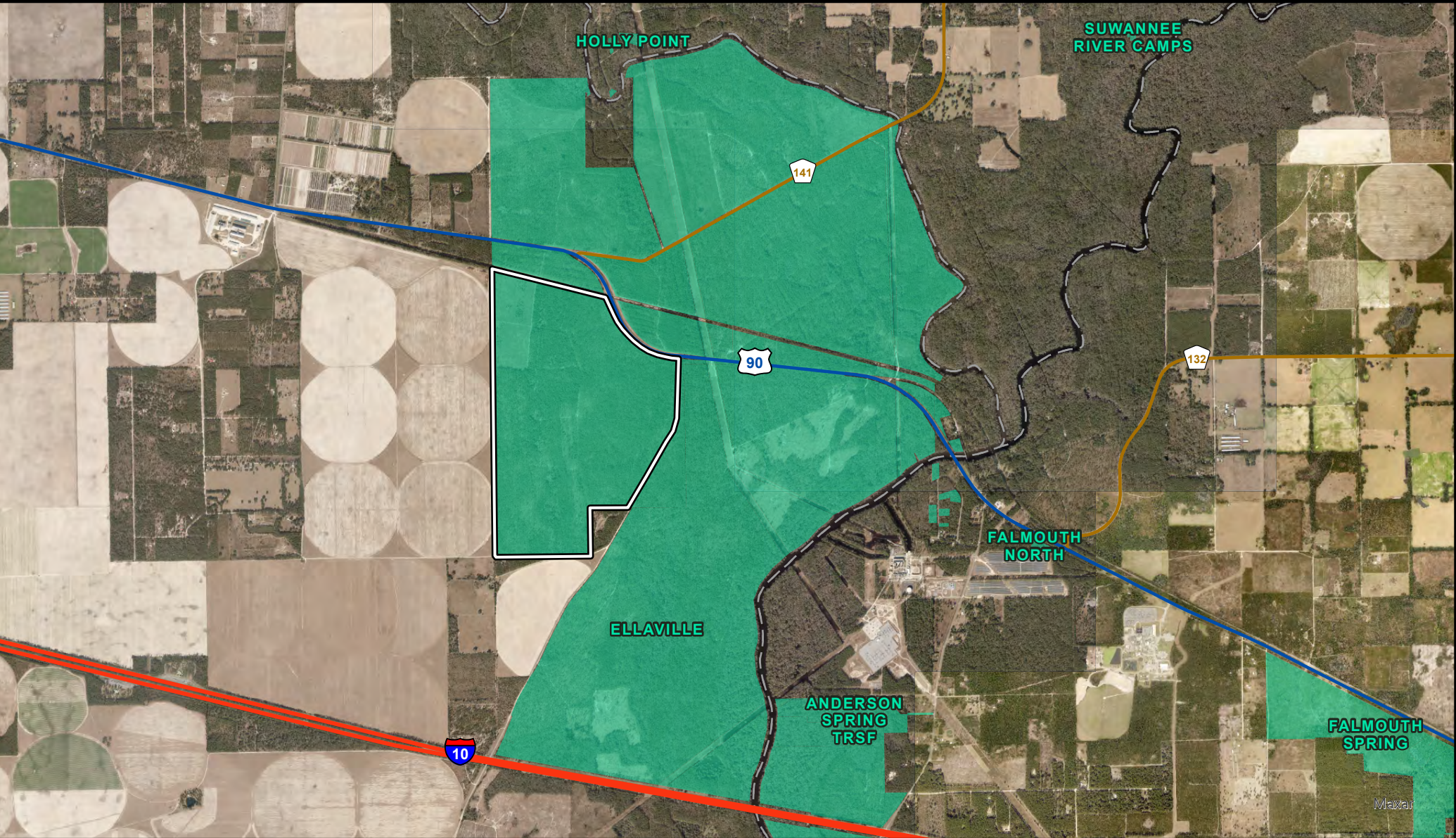
100 Year Floodplain: (Y) [± 469 ac]

Miscellaneous



PFA: (Y) [Madison Blue]

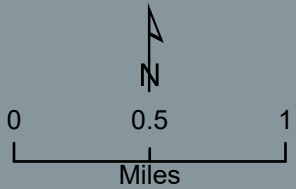
WSPA: (Y) [Western]

BMAP: (Y) [Suwannee]



**Ellaville Exchange
± 696 ac
Lafayette County**






-  Property Boundary
-  SRWMD Ownership

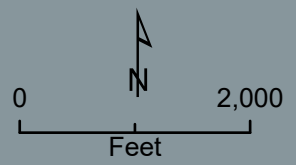
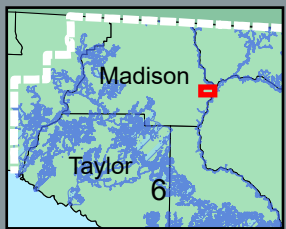


Note: This map was created by the Suwannee River Water Management District (SRWMD) to be used for planning purposes only. SRWMD shall not be held liable for any injury or damage caused by the use of data distributed as a public records request regardless of their use or application. SRWMD does not guarantee 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 2/20/2025



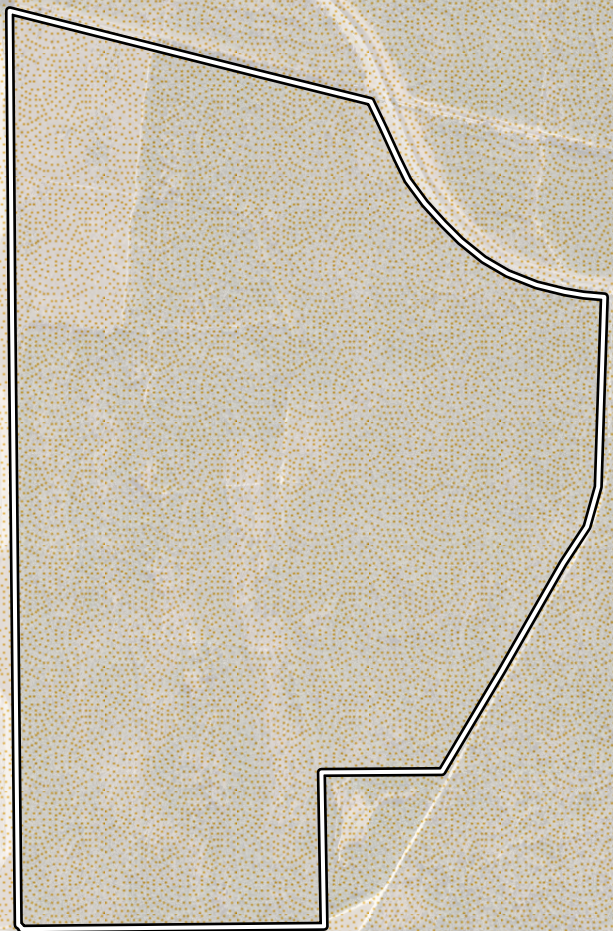
Ellaville Exchange Property Offer Surface Water Protection

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




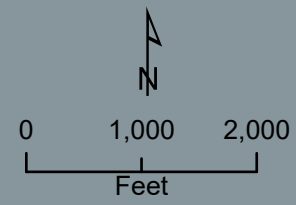
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**Troy Peacock
Lafayette Blue Falmouth
Springshed**

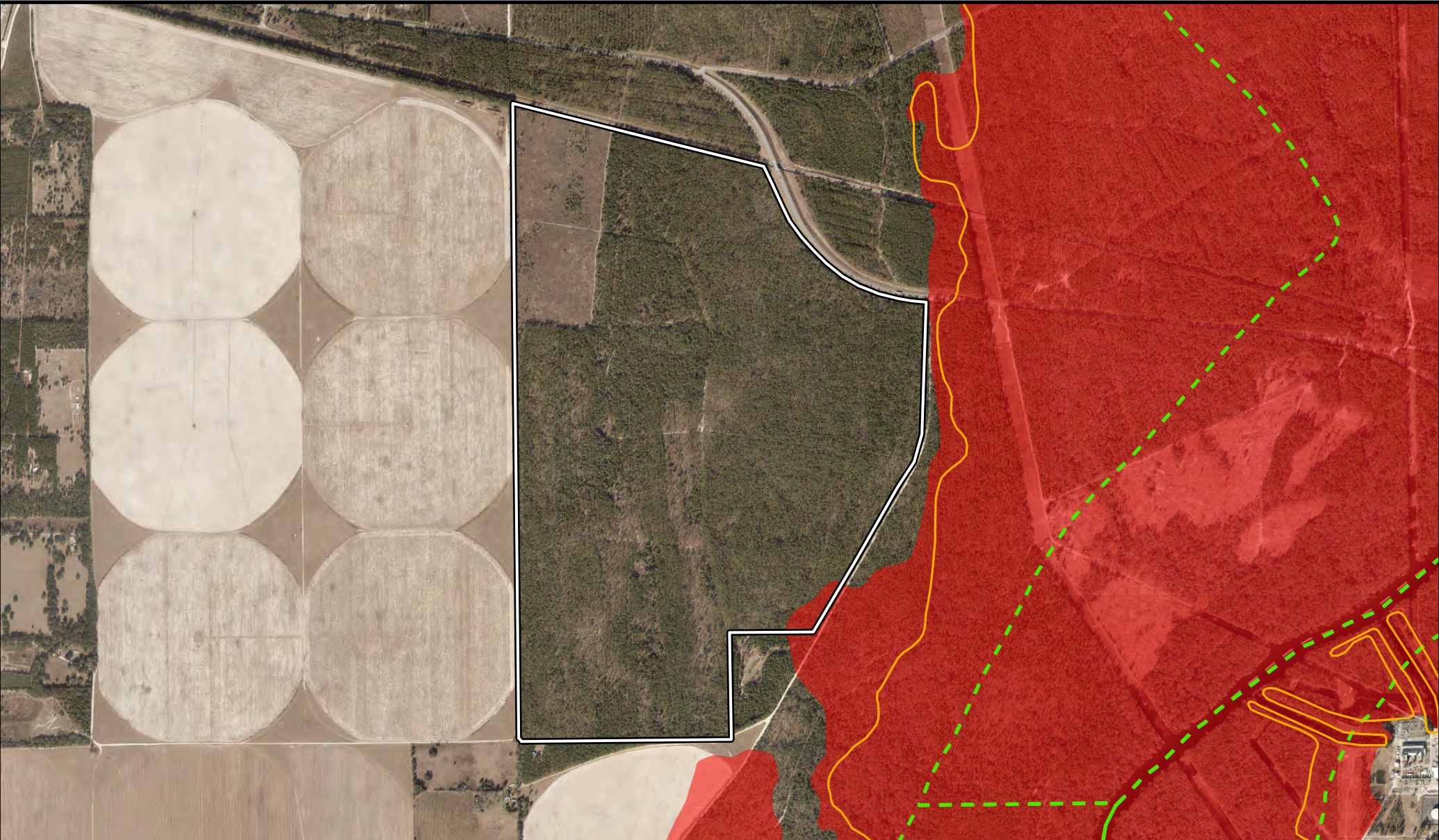


Ellaville Exchange Property Offer Springs Protection

-  Property Boundary
-  Springs Protection
-  Springs

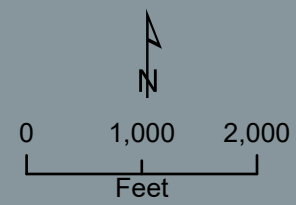
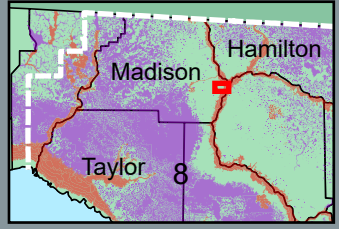


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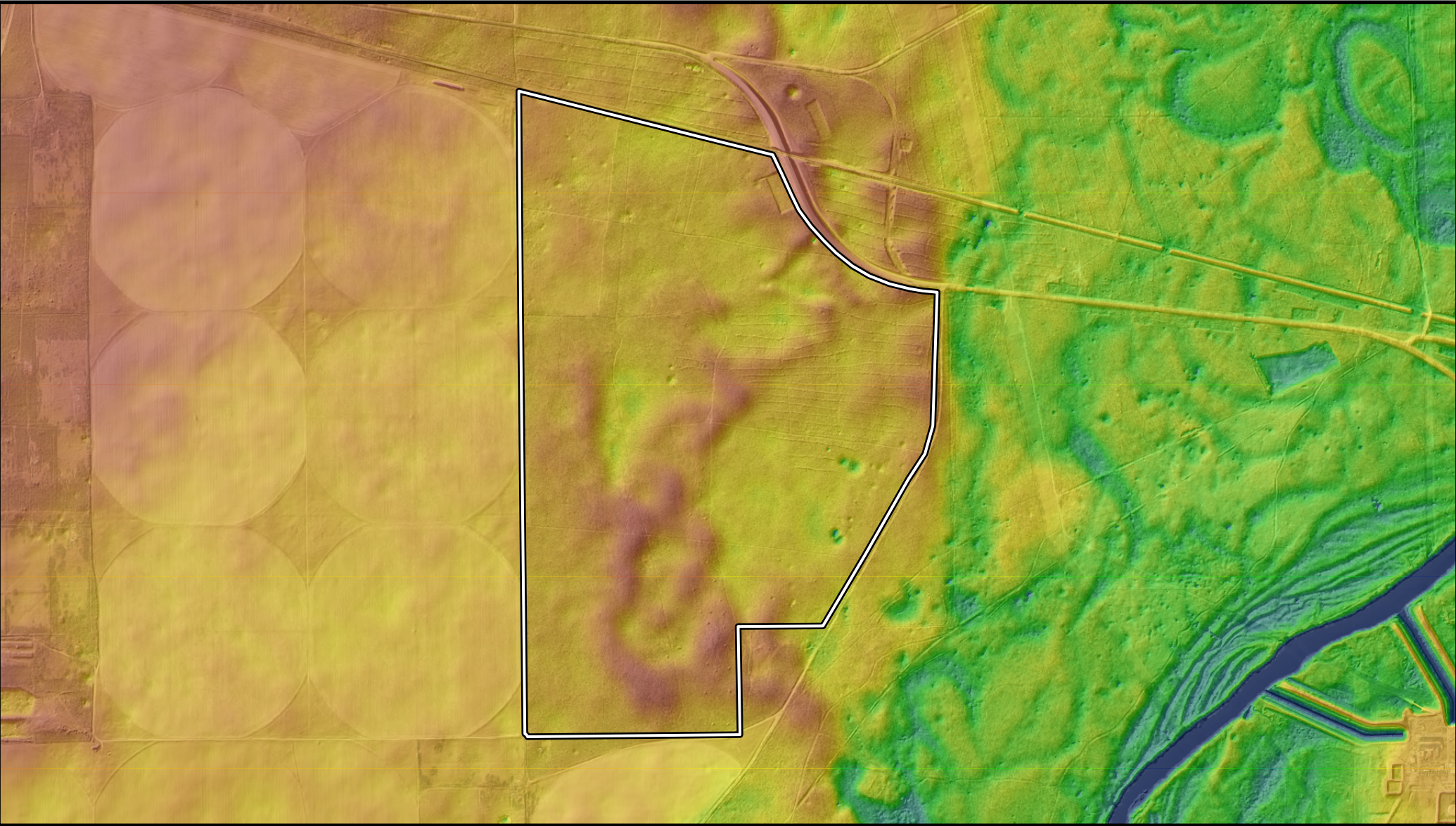


-  Property Boundary
-  10 Year Floodplain
-  Floodway
-  100 Year Floodplain
-  Zone A
-  Zone AE

Ellaville Exchange Property Offer Floodplain Protection

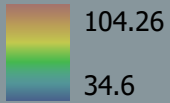


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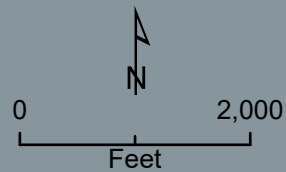


 Property Boundary

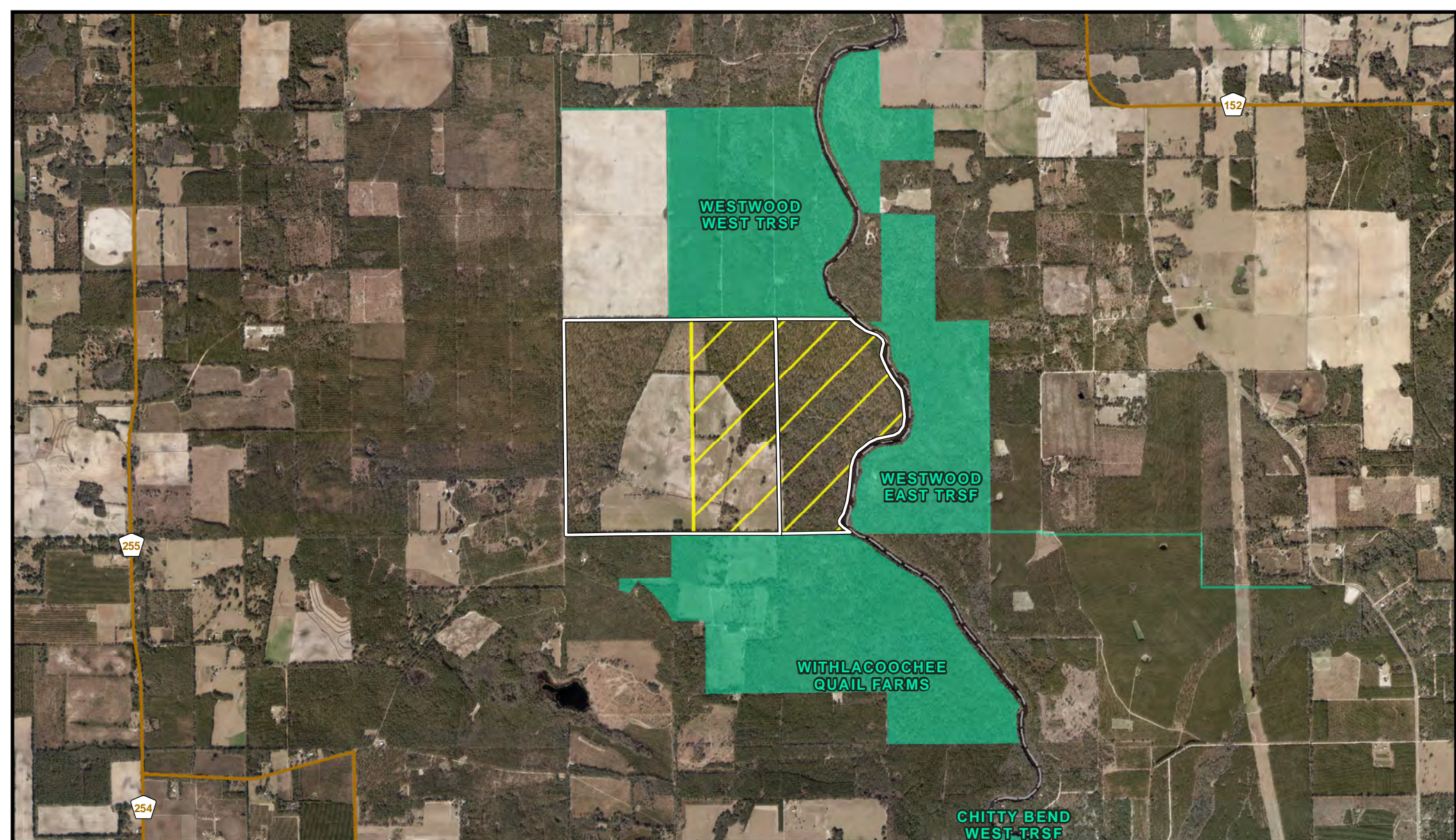
Bare Earth Elevation







**Ellaville Exchange
Property Offer
LIDAR**

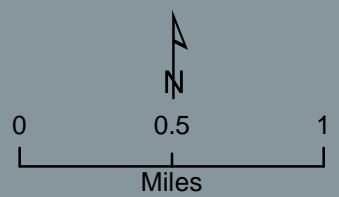
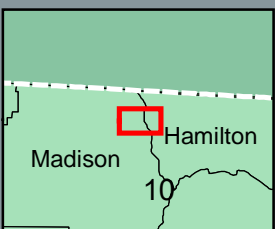


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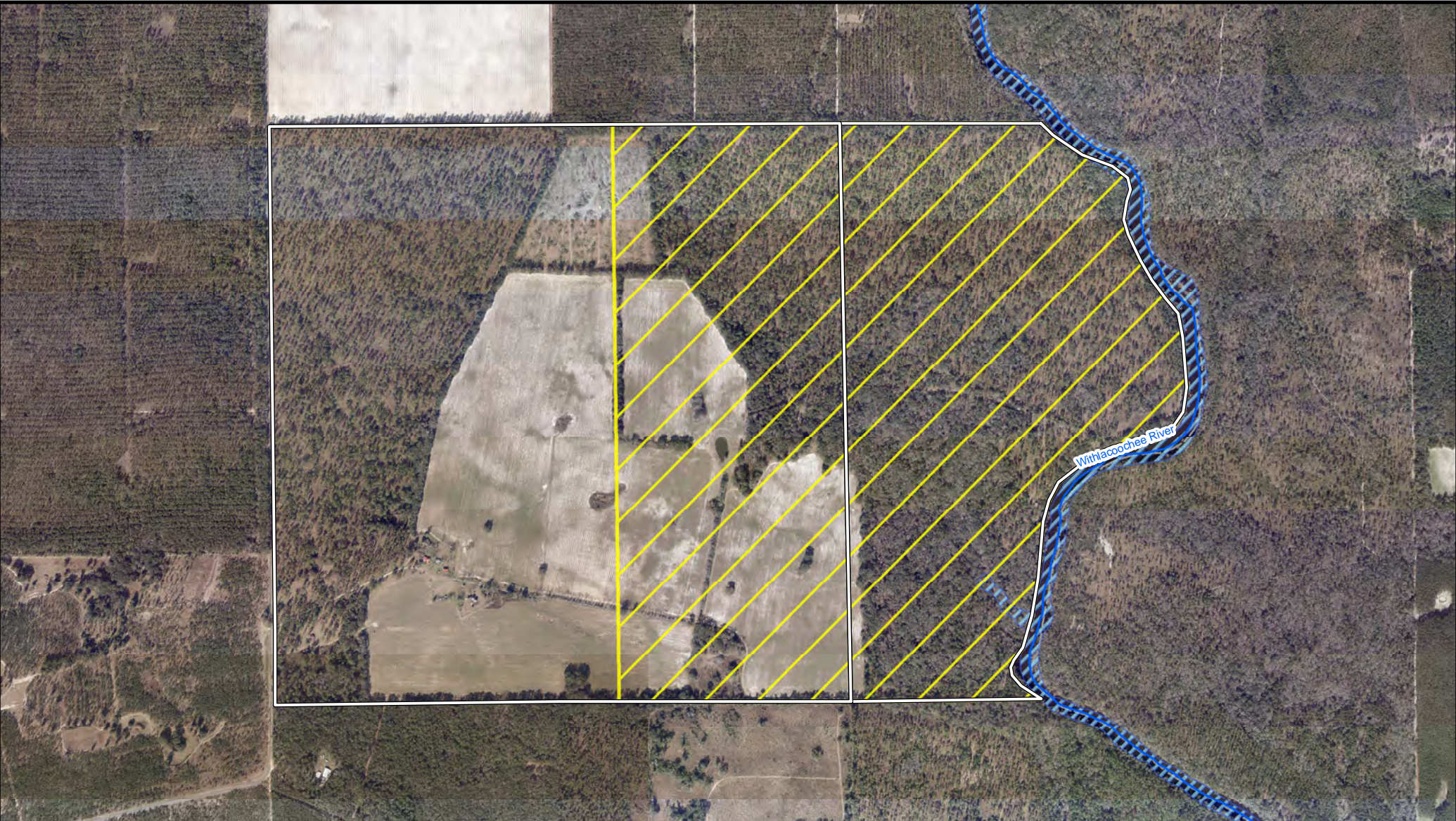


**Riverview Farms
Property Offer
Madison County**


-  Property Boundary ± 939 ac
-  Property Offer ± 548 ac
-  SRWMD Ownership
-  SRWMD Conservation Easement

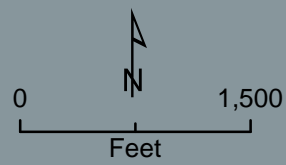
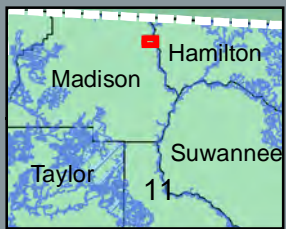


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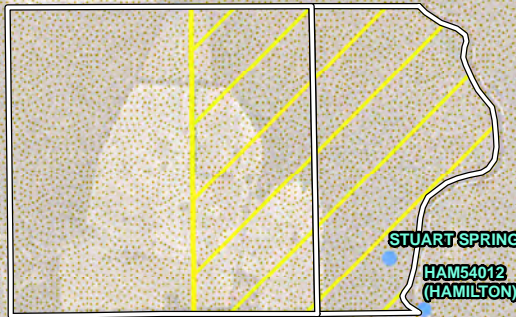
Riverview Farms Property Offer Surface Water Protection

-  Property Boundary
-  Property Offer ± 548 ac
- SRWMD Major Rivers**
-  Priority 1
-  Priority 2
-  Other
-  Surface Waters (Riverine)







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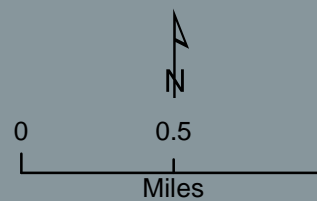
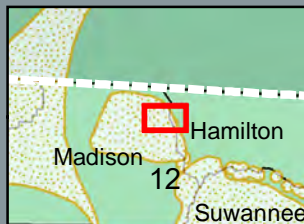
Madison Blue Springshed



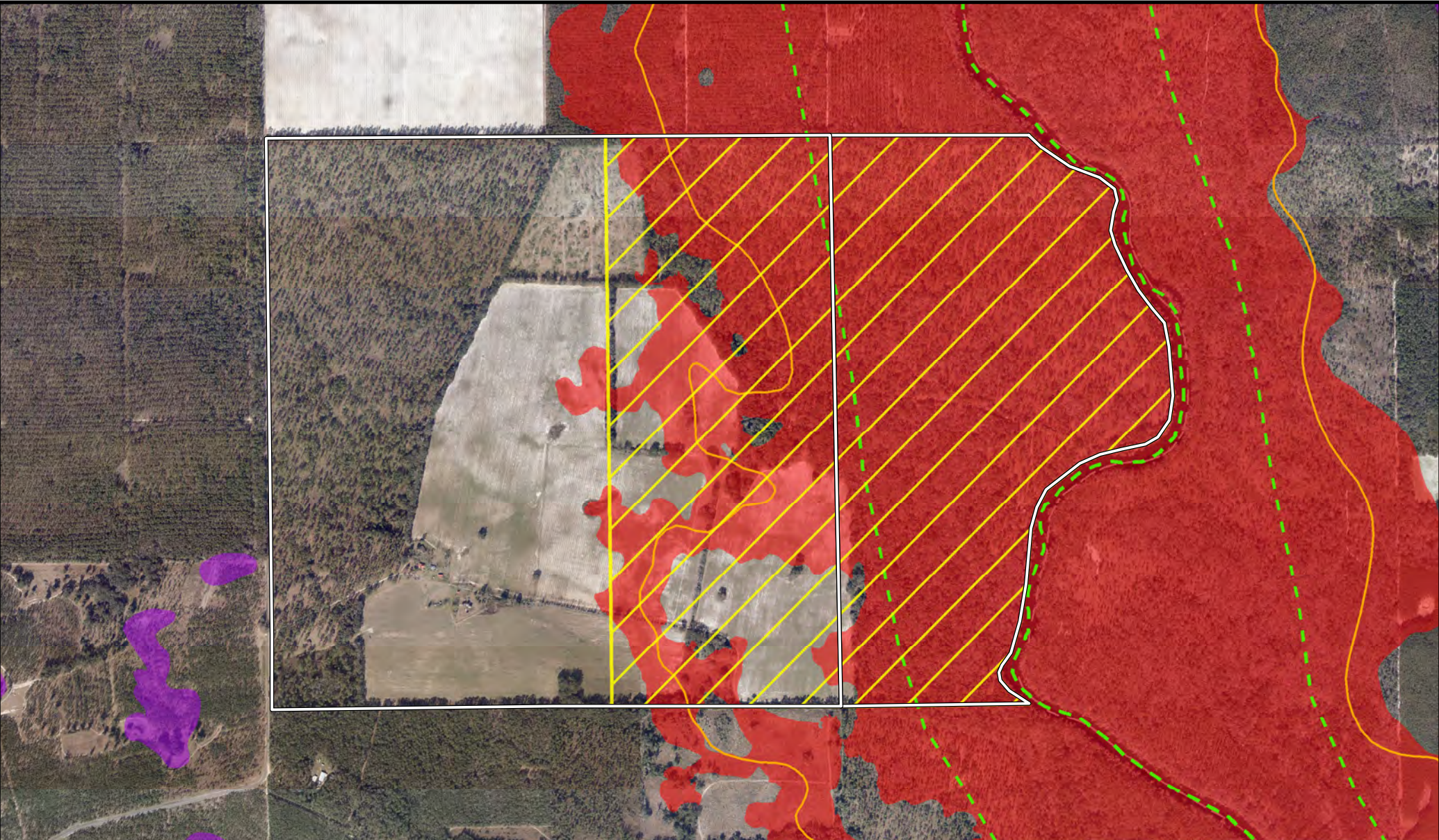
ROSSETER SPRING

-  Property Boundary
-  Property Offer ± 548 ac
-  Springs
-  Springs Protection

Riverview Farms Property Offer Springs Protection

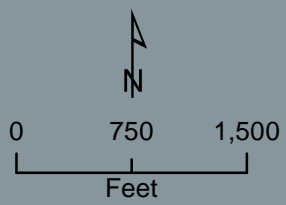
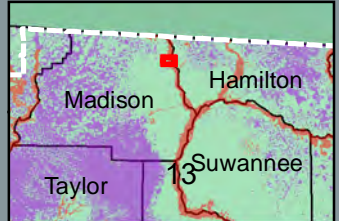


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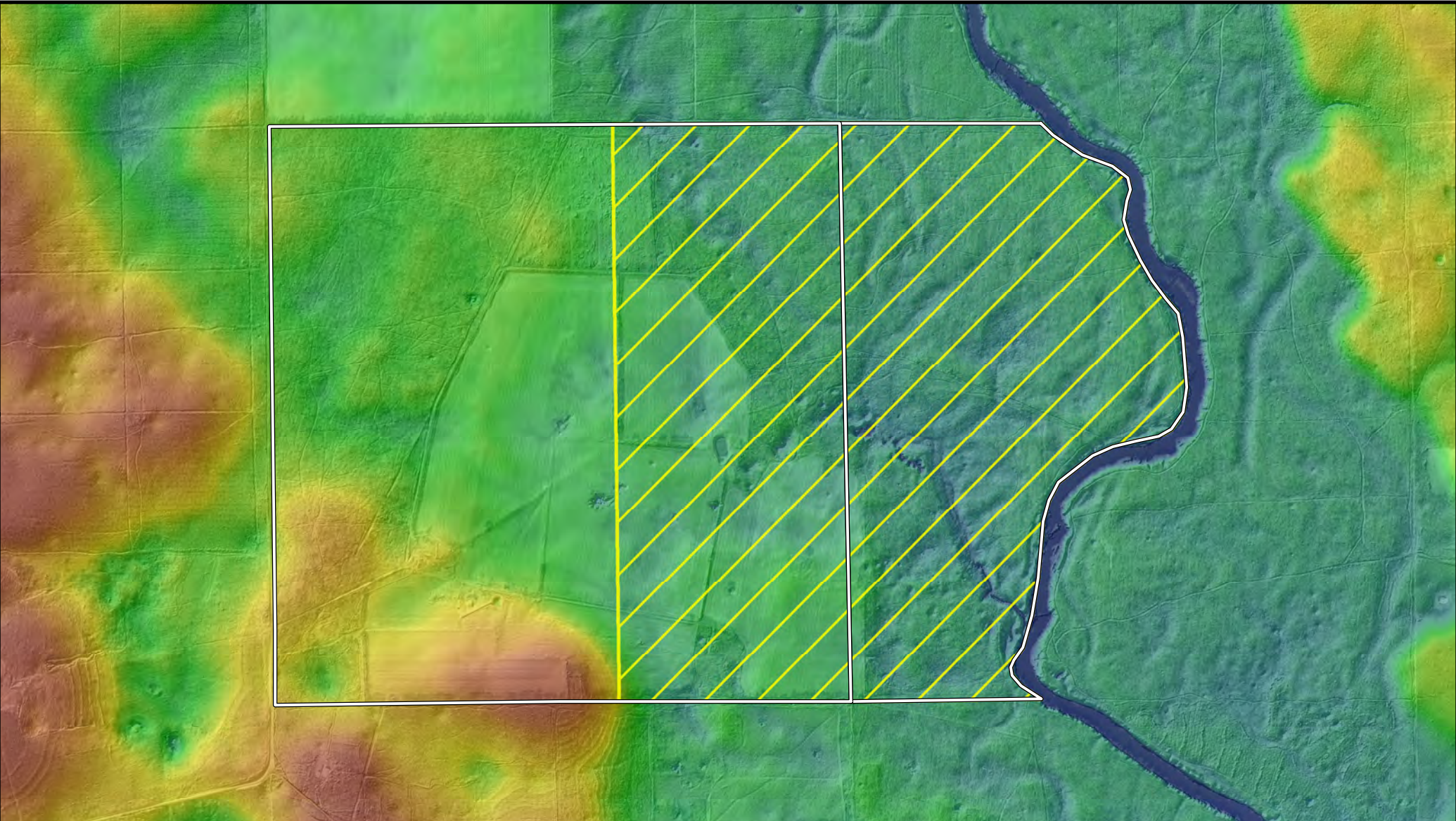


-  Property Boundary
-  Property Offer ± 548 ac
-  10 Year Floodplain
-  Floodway
- 100 Year Floodplain**
-  Zone A
-  Zone AE

Riverview Farms Property Offer Floodplain Protection



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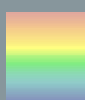


Property Boundary



Property Offer ± 548 ac

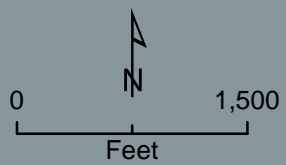
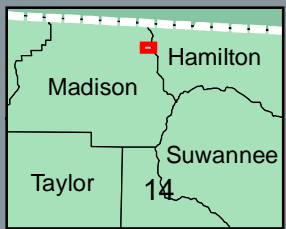
Bare Earth Elevation



High : 156.06

Low : 44.8101

Riverview Farms Property Offer LIDAR



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