



SUWANNEE RIVER WATER MANAGEMENT DISTRICT LANDS COMMITTEE MEETING AGENDA

YouTube Link: <https://www.youtube.com/@SRWMD>
Open to the Public

April 8, 2025
Following Board Meeting

District Headquarters
Live Oak, FL

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

Conservation Easement

3. Avalon Woodland Ravines Conservation Easement, Jefferson County

Property Exchange / Surplus

4. Declaration of a Surplus Lot Within the Turkey Island Tract, Levy County
5. Intergovernmental Agreement for Conveyance of Suwannee Springs Park, Falmouth Spring Park, and Telford Spring Park to Suwannee County
6. Announcements
7. 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: March 28, 2025
RE: Avalon Woodland Ravines Conservation Easement, Jefferson County

RECOMMENDATION

Authorize Executive Director to submit the Springs funding project application for the acquisition of a conservation easement on a 5,495 acre +/- parcel of real property located in Jefferson County to the Florida Department of Environmental Protection for an amount not to exceed \$1,240,000.

BACKGROUND

In January 2025, the District received an AWS/Springs project application from Tall Timbers Research, Inc to partner with the Florida Forest Service Forest Legacy Program for the purchase of a conservation easement over a 5,495 acre +/- parcel of real property located in Jefferson County. The District will be the conservation easement holder with Tall Timbers Research, Inc conducting all easement monitoring and compliance.

The Florida Forest Service Forest Legacy Program has committed \$3,705,000 or 75% of the project cost. Tall Timbers Research, Inc is requesting Springs funding for the remaining 25% or \$1,240,500. These values are supported by certified appraisal which valued the conservation easement to be \$4,945,500 or \$900 per acre for Phase 1.

The property is in the Aucilla River watershed and contains approximately 3,282 acres of wetlands or 60% of the property. An additional 2,213 acres are maintained in silviculture which contribute to the high recharge rate of 10-15 inches per year in the Floridan aquifer according to the U.S. Geological Survey. The property falls within the Wacissa River and Wacissa Springs Group Basin Management Action Plan (BMAP) and the Wacissa Springs Group Priority Focus Area (PFA).

There are over 5.75 miles of stream and tributaries including Dixie Branch, Beasley Creek, and Buggs Creek that flow through the property before reaching the Aucilla River. The property is adjacent to an additional 2,600-acre tract also belonging to the landowners that is intended to be protected in a Phase II stage. The property is also adjacent to over 3,500 acres of land protected with a conservation easement. Less than 1-mile away are connected lands composed of over 10,000 acres of private lands protected with conservation easements; 8,000-acres of land protected through the Florida Forever program; and the Aucilla Wildlife Management Area, a 50,000-acre state-held protected tract.

The property lies within the Florida Wildlife Corridor and has several Florida State Wildlife Action Plan listed species as Species of Greatest Conservation Need that have been documented on the property. A high voltage transmission line runs through the eastern region of the property,

with a proposed solar facility less than three miles from the property, increasing the potential for surrounding land into a more intensive land use. The property is currently zoned as Agriculture-20 in the Jefferson County Comprehensive Plan, which currently allows for 1 dwelling unit per 20 acres, allowing for 106 potential dwelling units. The conservation easement will restrict the number of dwellings to four units on the entire property. The reduction of allowed dwelling units will reduce the nitrogen input from septic tanks from potentially 1,987 lbs./year to less than 75 lbs./year.

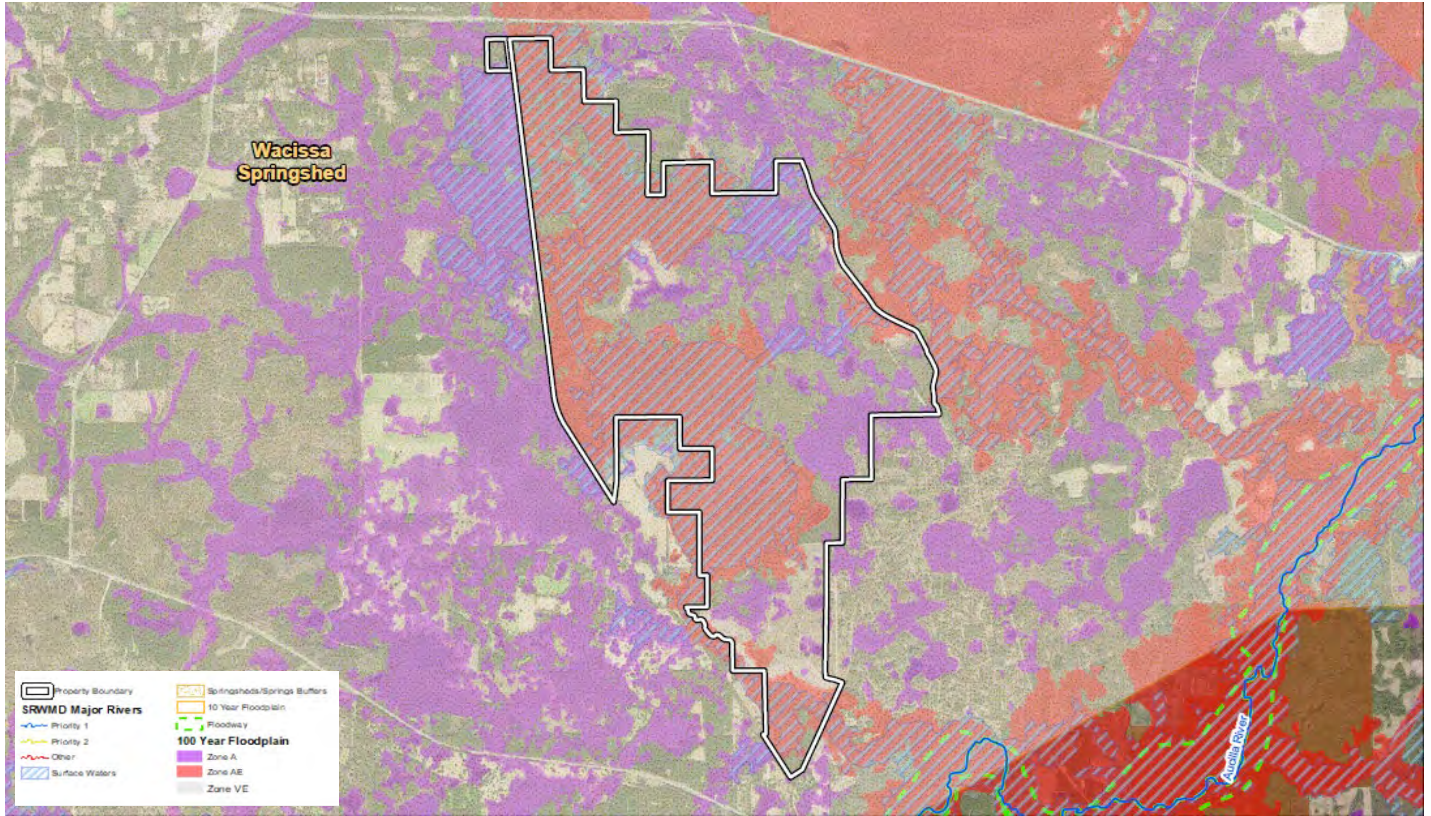
The landowner is a willing seller and is supportive of the District being the conservation easement owner.

Copies of the District triage and triage summary maps are attached.

KCP/ao
Attachment



SUWANNEE TRIAGE ANALYSIS RESULTS



Date: 02/13/2025

Property Name: Avalon Woodland Ravines

County: Jefferson

Acreage: ± 5,495

SRWMD Florida Forever: No

Transaction Type: Conservation Easement

Statewide Florida Forever: Yes

Surface Water Protection

Major River: (N)

Riverine Surface Waters: (Y) [± 2,542 ac]

Flood Protection

Floodway: (N)

10 Year Floodplain: (N/A)

100 Year Floodplain: (Y) [± 3,645 ac]

Springs Protection

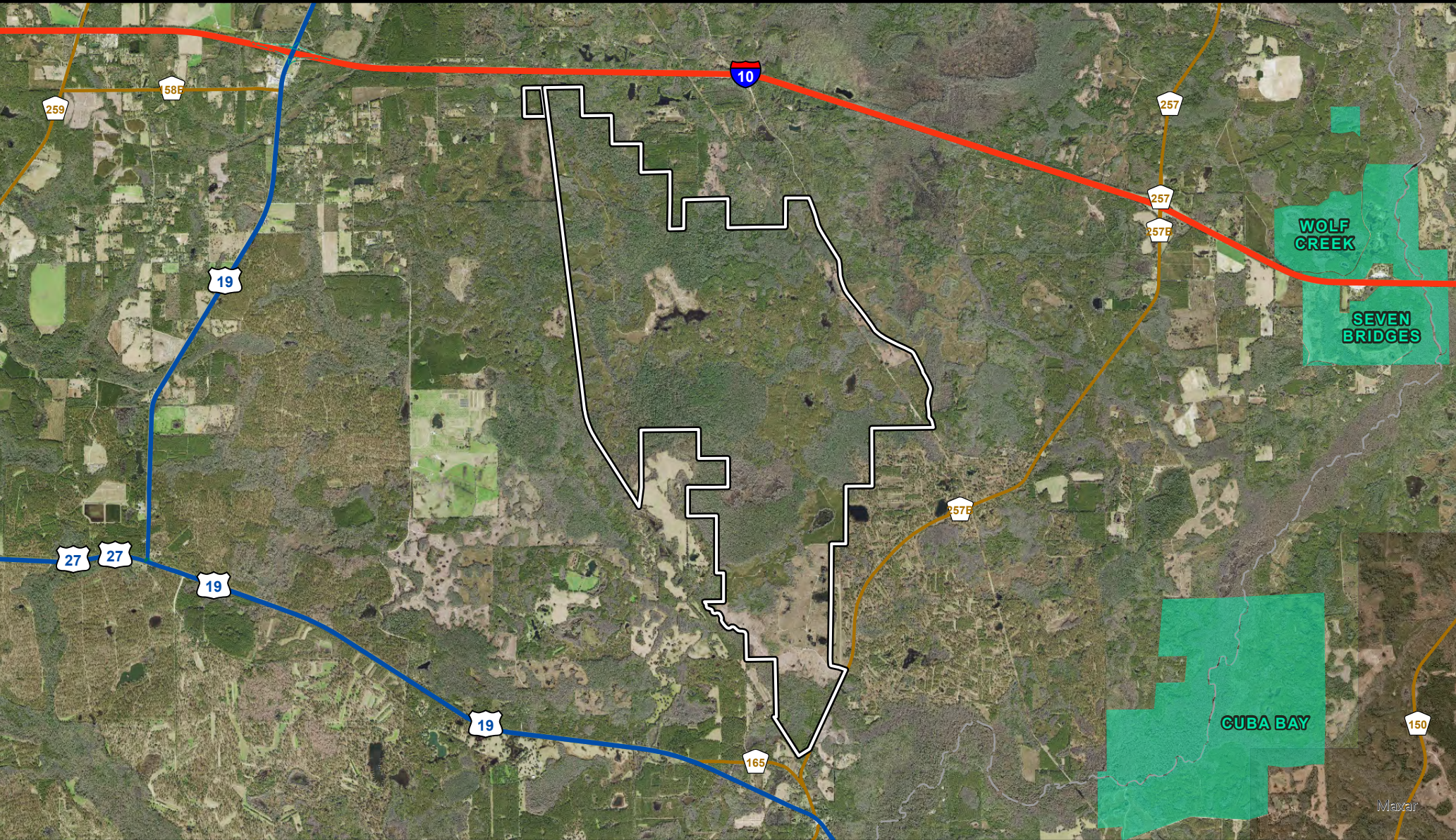
Springshed: (Y) [Wacissa Springshed]

Miscellaneous



PFA: (Y) [Wacissa]

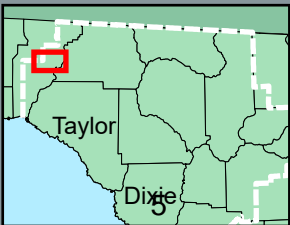
WSPA: (N)

BMAP: (Y) [Wacissa]

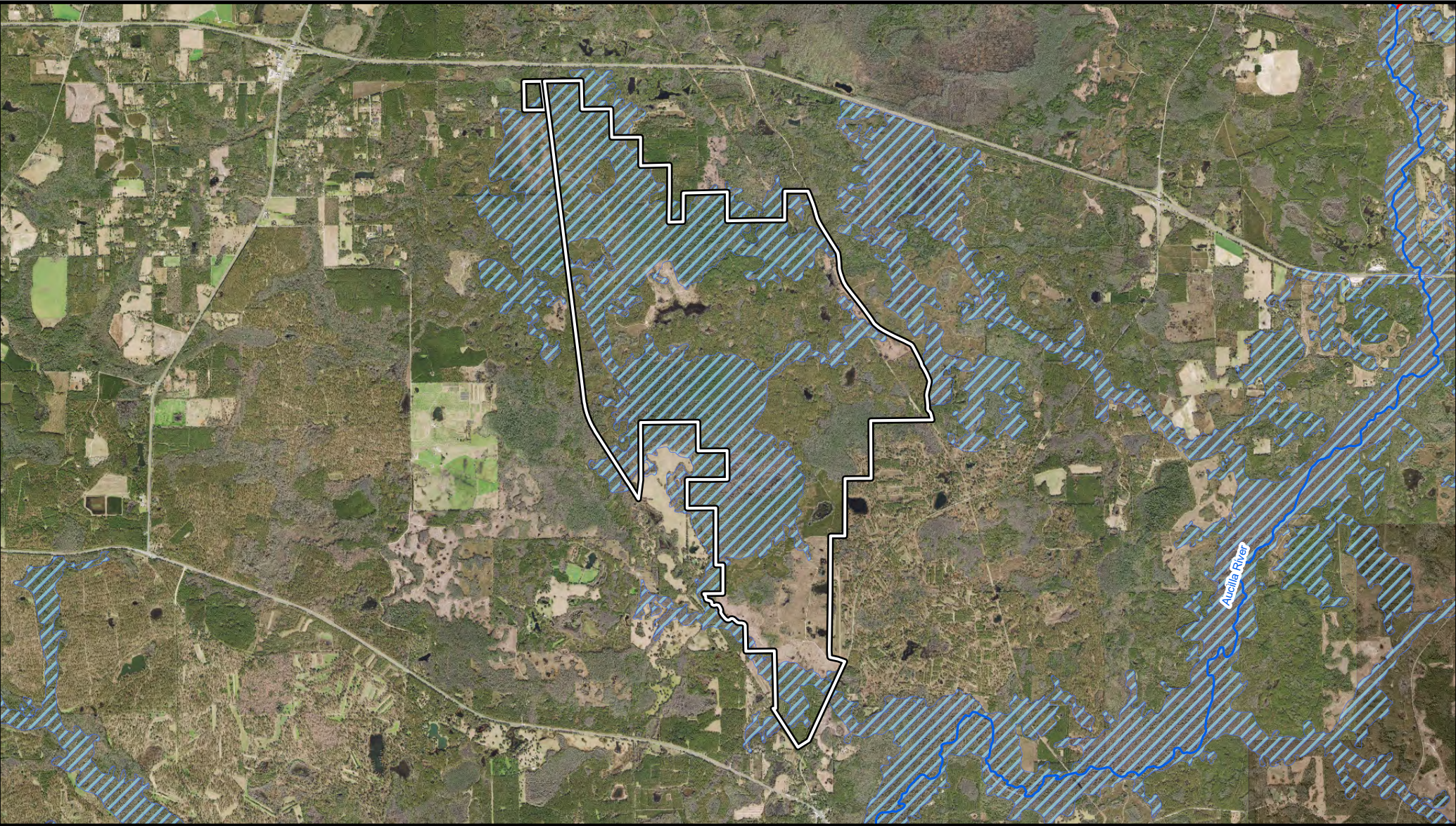


Avalon Woodland Ravines CE
± 5,495 ac
Jefferson County






-  Property Boundary
-  SRWMD Ownership

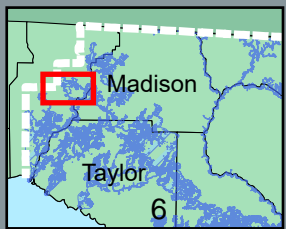


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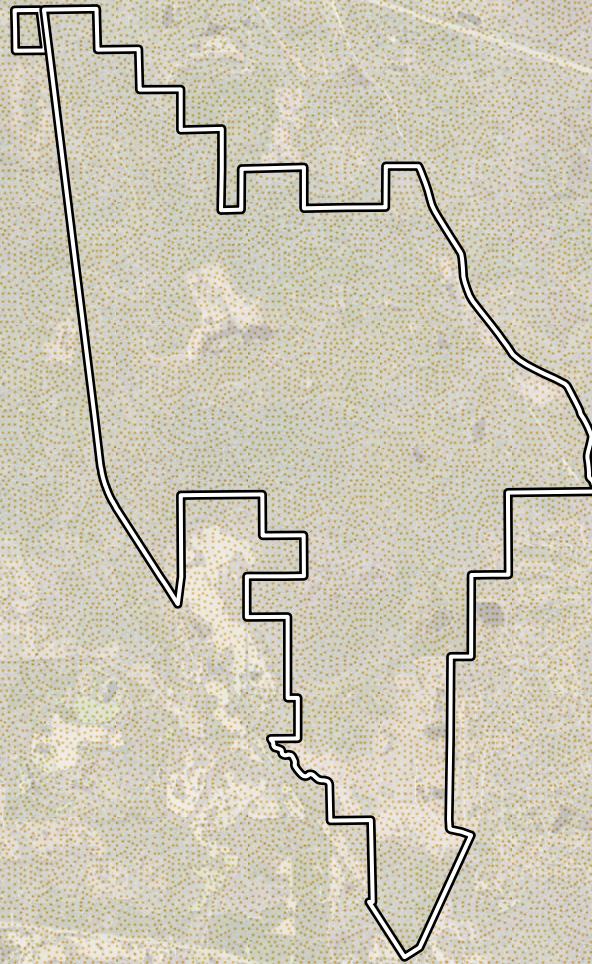
Avalon Woodland Ravines Property Offer Surface Water Protection

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






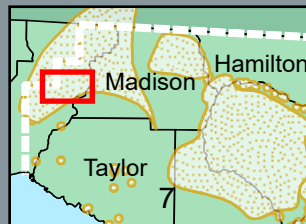
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Wacissa
Springshed

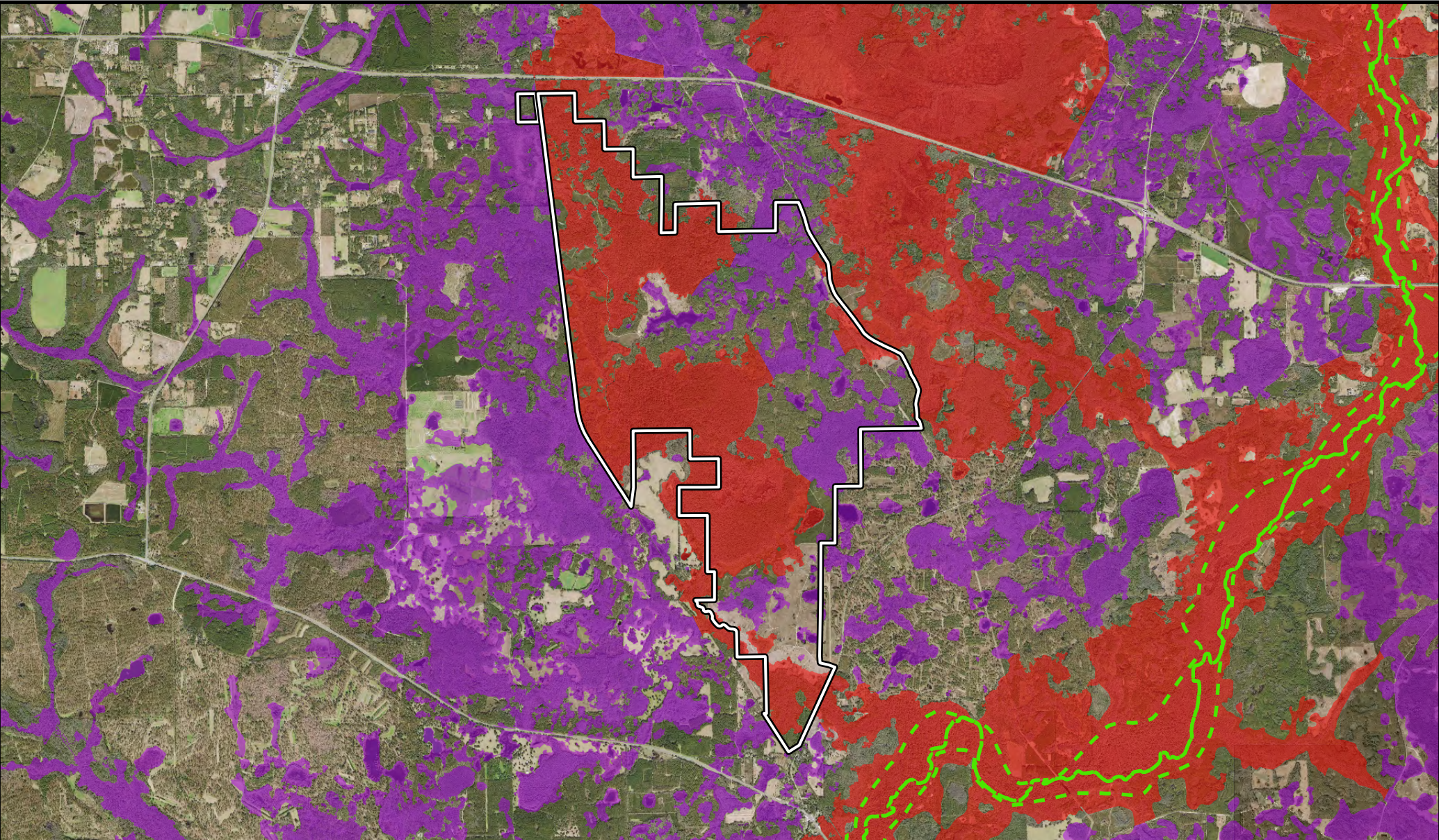


**Avalon Woodland Ravines
Property Offer
Springs Protection**

-  Property Boundary
-  Springs Protection
-  Springs

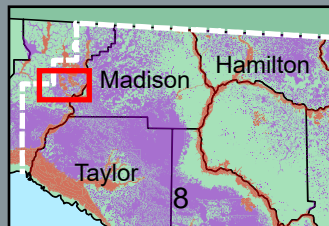


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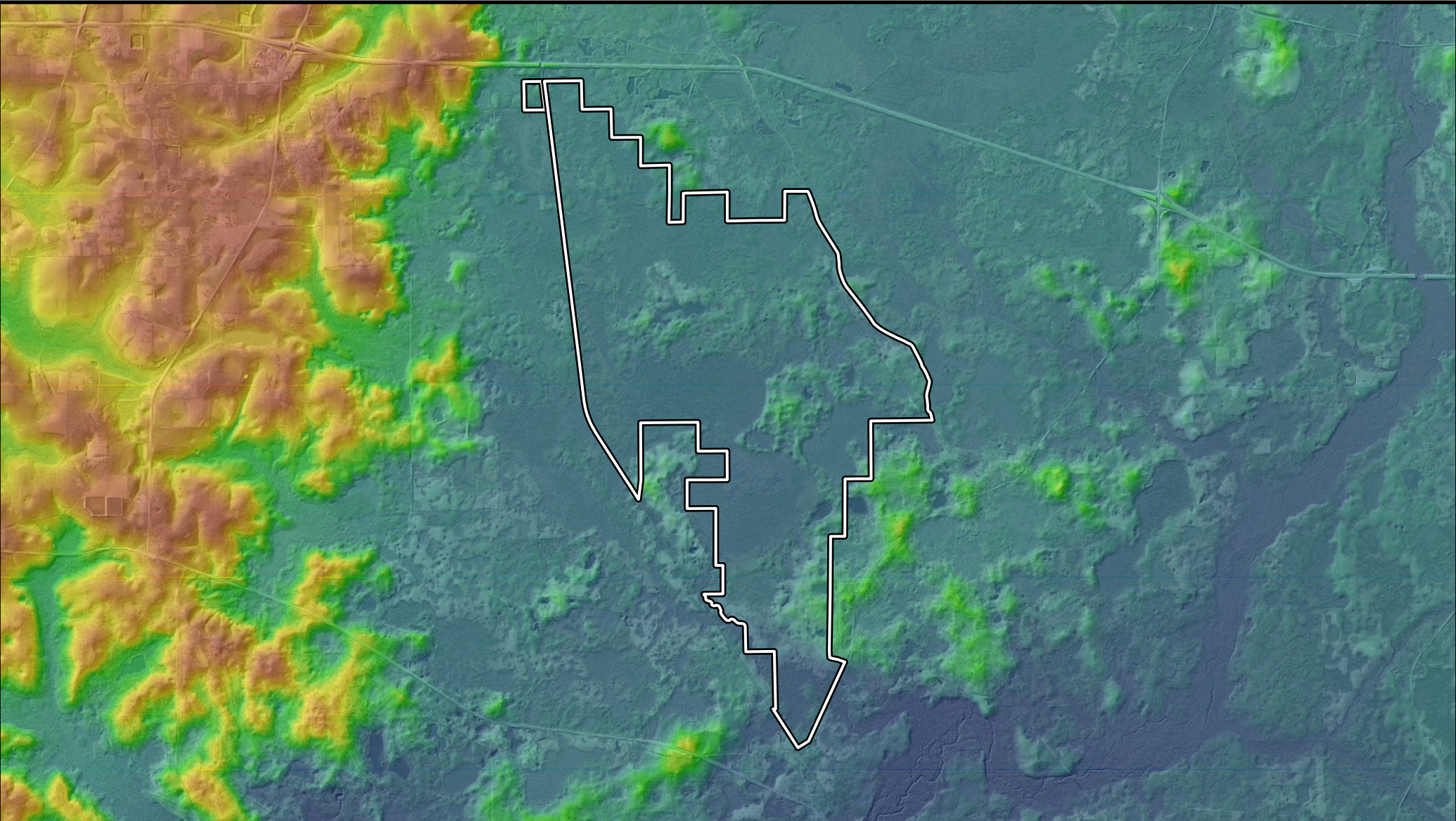


-  Property Boundary
-  10 Year Floodplain
-  Floodway
-  100 Year Floodplain
-  Zone A
-  Zone AE

Avalon Woodland Ravines Property Offer Floodplain Protection

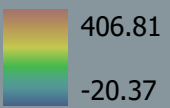


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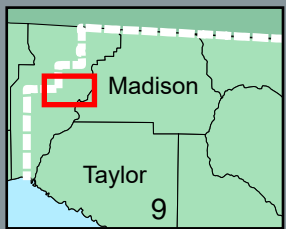


 Property Boundary

Bare Earth Elevation



**Property
Property Offer
LIDAR**



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SUWANNEE RIVER WATER MANAGEMENT DISTRICT

MEMORANDUM

TO: Lands Committee

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

THRU: Hugh Thomas, Executive Director

DATE: March 14, 2025

RE: Declaration of a Surplus Lot Within the Turkey Island Tract, Levy County

RECOMMENDATION

Declare as surplus a lot within the Turkey Island Tract consisting of 0.34 acres +/- located in Levy County.

BACKGROUND

In December 2024, the District received a request from an adjacent landowner to surplus a piece of real property owned by the District and located in Levy County known as parcel 077930010A. The parcel is located within the Turkey Island Tract and consists of +/- 0.34 acres. The parcel is isolated from the larger tract, with no adjacency to District lands and is located within a residential neighborhood.

The Turkey Island lot was purchased on December 10, 1997, using Save Our Rivers funds for \$4,250. Due to the natural community type, small acreage, proximity to residential areas, and isolation from other tracts, the parcel is not actively being managed. The parcel was reviewed by Land Acquisition and Surplus Team and formally recommended for surplus on December 12, 2024. Further, in accordance with the procedure, a site visit was performed on February 21, 2025.

If approved for surplus, an appraisal will be conducted on the parcel to determine the value. If the parcel is valued at less than \$25,000, the District may offer the property to adjacent landowners as authorized in 373.089(8)(a). If the property is valued at greater than \$25,000, the property will be offered to the public. Current procedure requires an appraisal to be provided upon request for the surplus of undeclared lands. However, staff requests the board approve the surplus and authorize sale to the adjacent landowners contingent on the appraised value.

Pursuant to statute, all sales shall be for no less than the appraised value. Sales will also include costs for appraisals, legal, and any other closing costs. The property will be noticed and offered via sealed bid for the land value plus all estimated costs associated with the transaction and require execution of a purchase agreement to receive the bid award. All transactions will be subject to final Board approval.

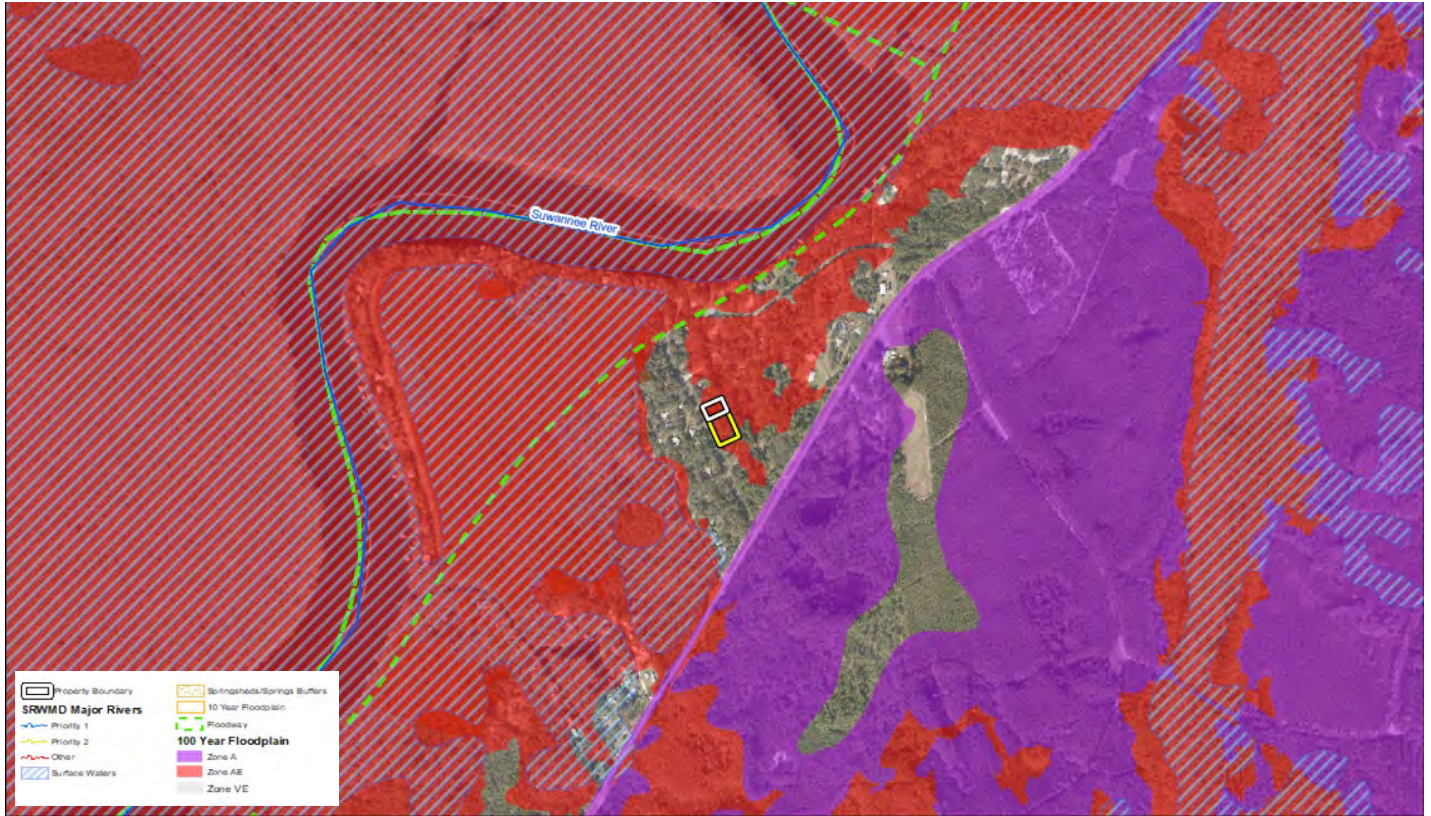
In accordance with Florida Constitution Article X, Section 18 and 373.089(6)(a), F.S., the Board may surplus property that is no longer needed for conservation purposes by a 2/3 vote. This surplus will include deed restrictions to prohibit future development of structures, wells, and septic to satisfy the conservation goals of the original acquisition.

If approved, the surplus will be noticed on the District website. Maps of the proposed surplus properties and adjacent properties are attached.

KCP/ao
Attachments



SUWANNEE TRIAGE ANALYSIS RESULTS



Date: 12/12/24

Property Name: Turkey Island (Barton)

County: Levy

Acreage: ± 0.34

SRWMD Florida Forever: No

Transaction Type: Surplus

Statewide Florida Forever: No

Surface Water Protection

Major River: (N)

Riverine Surface Waters: (N)

Flood Protection

Floodway: (N)

10 Year Floodplain: (N/A)

100 Year Floodplain: (Y) [± 0.34 ac]

Springs Protection

Springshed: (N)

Miscellaneous

PFA: (N)

WSPA: (Y) [Western]

BMAP: (Y) [Suwannee]

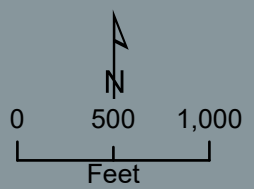
TURKEY ISLAND

SUWANNEE SWAMP

State of Florida, Maxar




Turkey Island (Barton) ± 0.34 Ac Levy County

-  SRWMD Turkey Island
-  Barton Property
-  SRWMD Ownership
-  SRWMD Conservation Easement

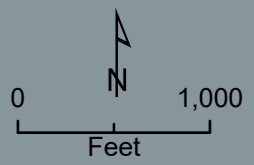
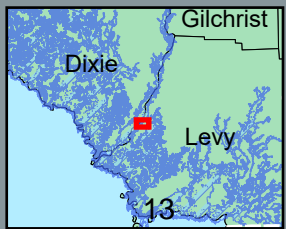


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-  SRWMD Turkey Island
-  Barton Property
-  Surface Waters (Riverine)
- SRWMD Major Rivers**
-  Priority 1
-  Priority 2
-  Other




Turkey Island (Barton) Property Offer Surface Water Protection

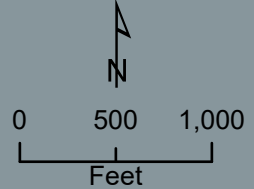


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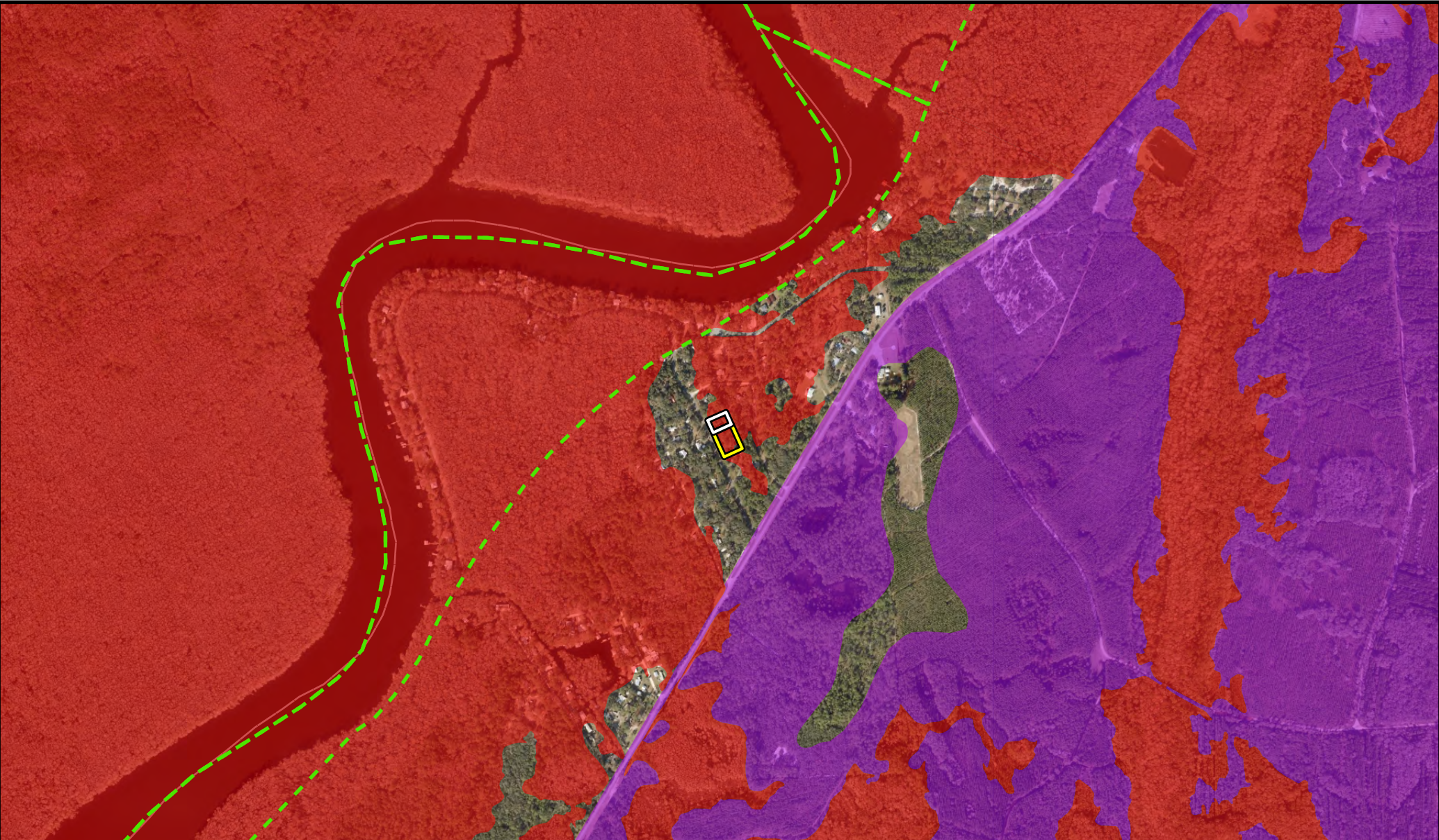


Turkey Island (Barton) Property Offer Springs Protection

-  SRWMD Turkey Island
-  Barton Property
-  Springs Protection
-  Springs

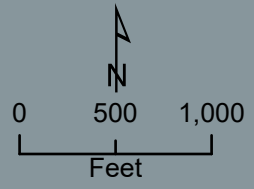
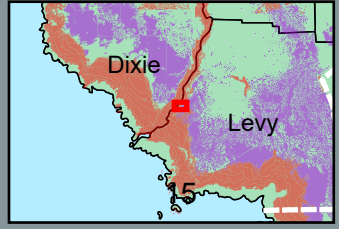


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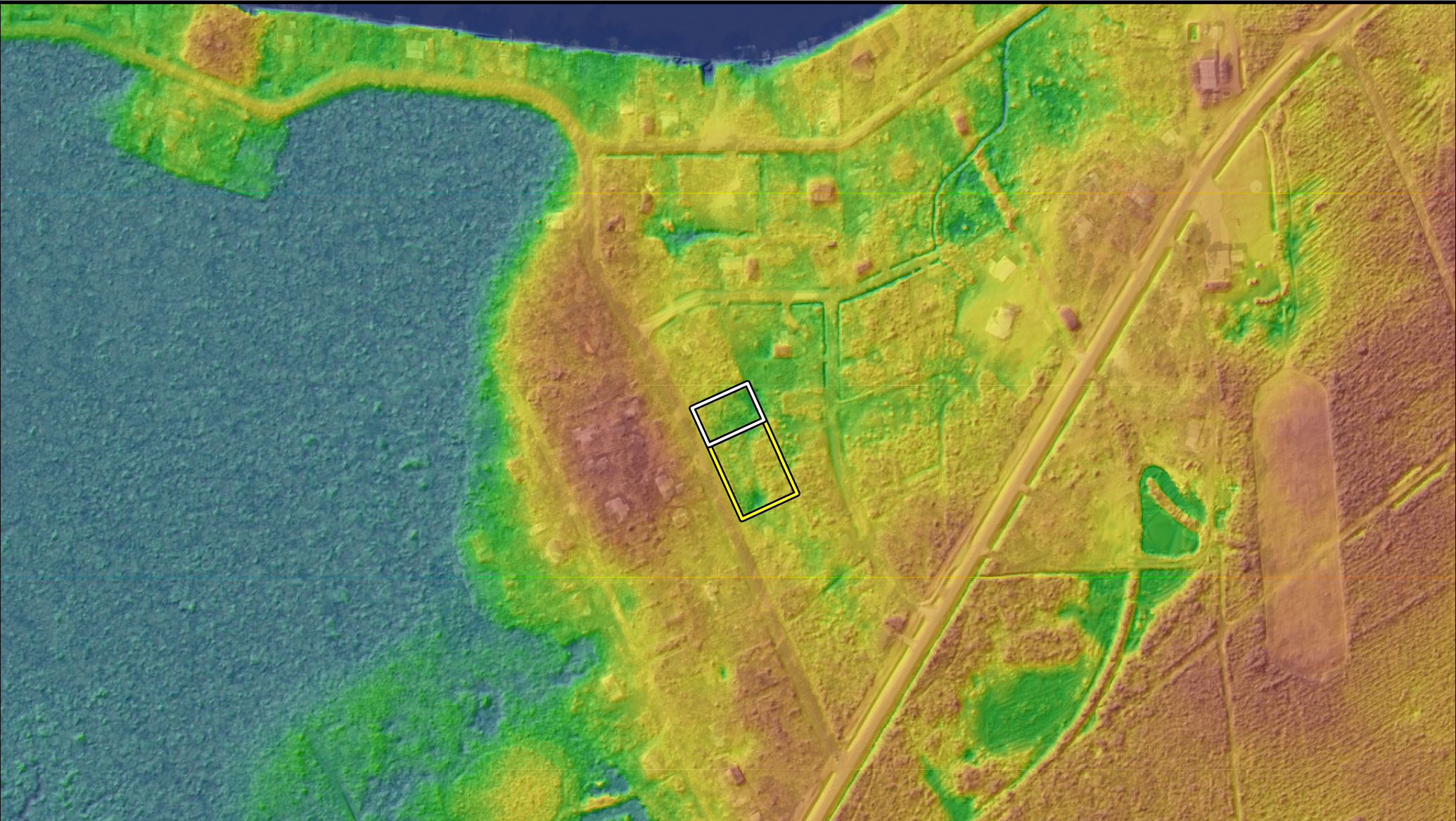




-  SRWMD Turkey Island
-  Barton Property
-  10 Year Floodplain
-  Floodway
- 100 Year Floodplain**
-  Zone A
-  Zone AE

Turkey Island (Barton) Property Offer Floodplain Protection

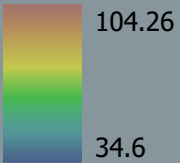


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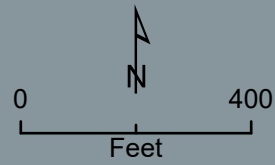
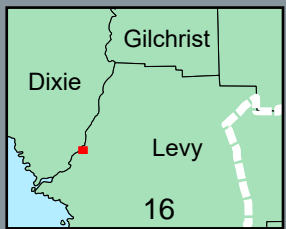


-  SRWMD Turkey Island
-  Barton Property

Bare Earth Elevation



**Turkey Island (Barton)
Property Offer
LIDAR**

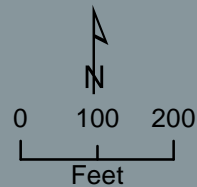


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SRWMD - Barton Adjacency Map Levy County

-  SRWMD Turkey Island
-  Barton Parcel
-  SRWMD Ownership
-  SRWMD Conservation Easement



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SUWANNEE RIVER WATER MANAGEMENT DISTRICT

MEMORANDUM

TO: Lands Committee

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

THRU: Hugh Thomas, Executive Director

DATE: March 15, 2025

RE: Interlocal Agreement for Conveyance of Suwannee Springs Park, Falmouth Spring Park, and Telford Spring Park to Suwannee County

RECOMMENDATION

Authorize negotiations for the conveyance of Suwannee Springs Park, Falmouth Spring Park, and Telford Spring Park to Suwannee County.

BACKGROUND

In 2024, the District began discussions with Suwannee County regarding a potential conveyance of the District’s Suwannee Springs Park, Falmouth Springs Park, and Telford Springs Park parcels located in Suwannee County.

These parks are considered featured sites and receive a significant amount of public use. The sites contain infrastructure such as paved entrances and parking lots, picnic tables, boardwalks, kiosks and portalets. The District supports a passive recreation approach on its lands. These sites, which are developed and heavily used, are more consistent with the goals of the county. An estimated \$35,000 will be saved per year in management expenses by conveying the properties to the county.

The tracts consist of three parcels totaling 31.42 +/- acres in Suwannee County. Only the property necessary to operate the parks will be conveyed. All properties will be conveyed with a restrictive deed that requires the land be maintained for public access and a reverter that if such use changes, the property will be returned to the District.

Tract	Parcel Number	Acquisition Date	Funding Source	Acreage
Falmouth Springs Park	3201S12E09764000000	March 1993	P-2000	9.28 +/- acres
Suwannee Springs Park	1701S14E01751000000	August 1992	Save Our Rivers	14.34 +/- acres
Telford Spring Park	2504S11E12063000000	July 2022	Springs Grant Funds	7.8 +/- acres

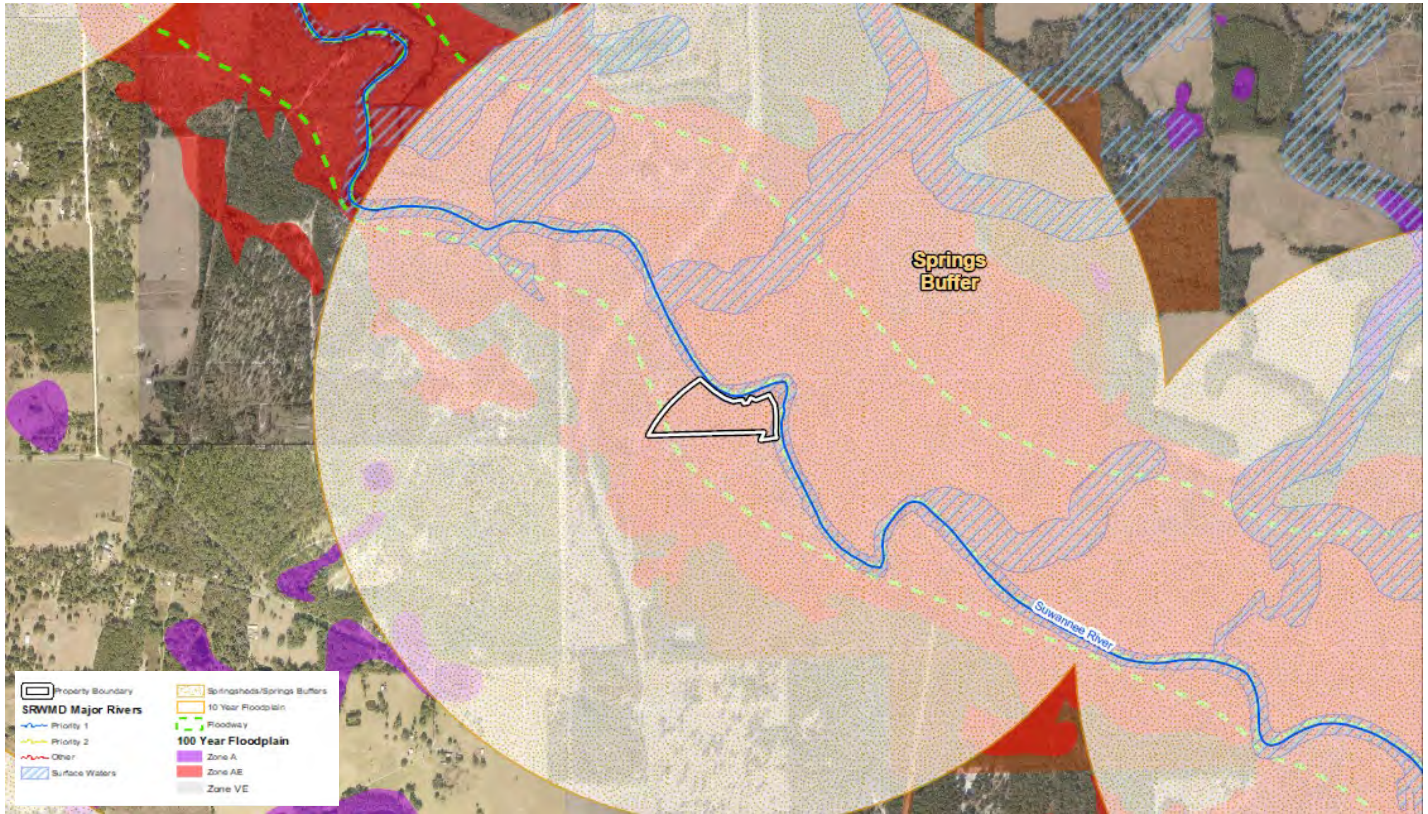
If the parcels are approved for surplus and conveyance, the District will begin negotiations for an interlocal agreement for conveyance, including the management plan and any special conditions. Final conveyance is subject to Governing Board approval.

Maps of the proposed surplus properties are attached.

KCP/ao
Attachments



SUWANNEE TRIAGE ANALYSIS RESULTS



Property Name: Suwannee Springs Park

Acreage: ± 14.34

Transaction Type: Surplus

Date: 02/27/25

County: Suwannee

SRWMD Florida Forever: No

Statewide Florida Forever: No

Surface Water Protection

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

Riverine Surface Waters: (Y) [± 0.82 ac]

Springs Protection

Springshed: (Y) [Springs Buffer]

Flood Protection

Floodway: (Y) [± 14 ac]

10 Year Floodplain: (Y) [± 11 ac]

100 Year Floodplain: (Y) [± 14.34 ac]

Miscellaneous



PFA: (N)

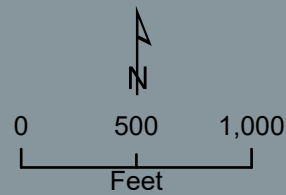
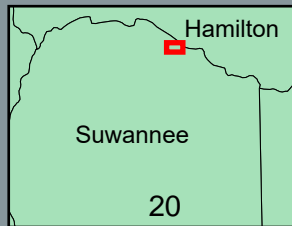
WSPA: (Y) [Eastern]

BMAP: (N)








Suwannee Springs Park
 ± 14.34 ac
 Suwannee County

-  Property Boundary
-  SRWMD Ownership

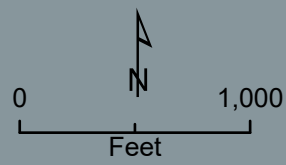
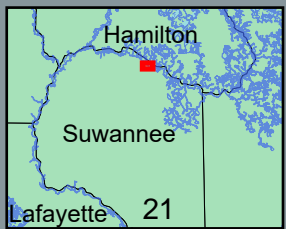


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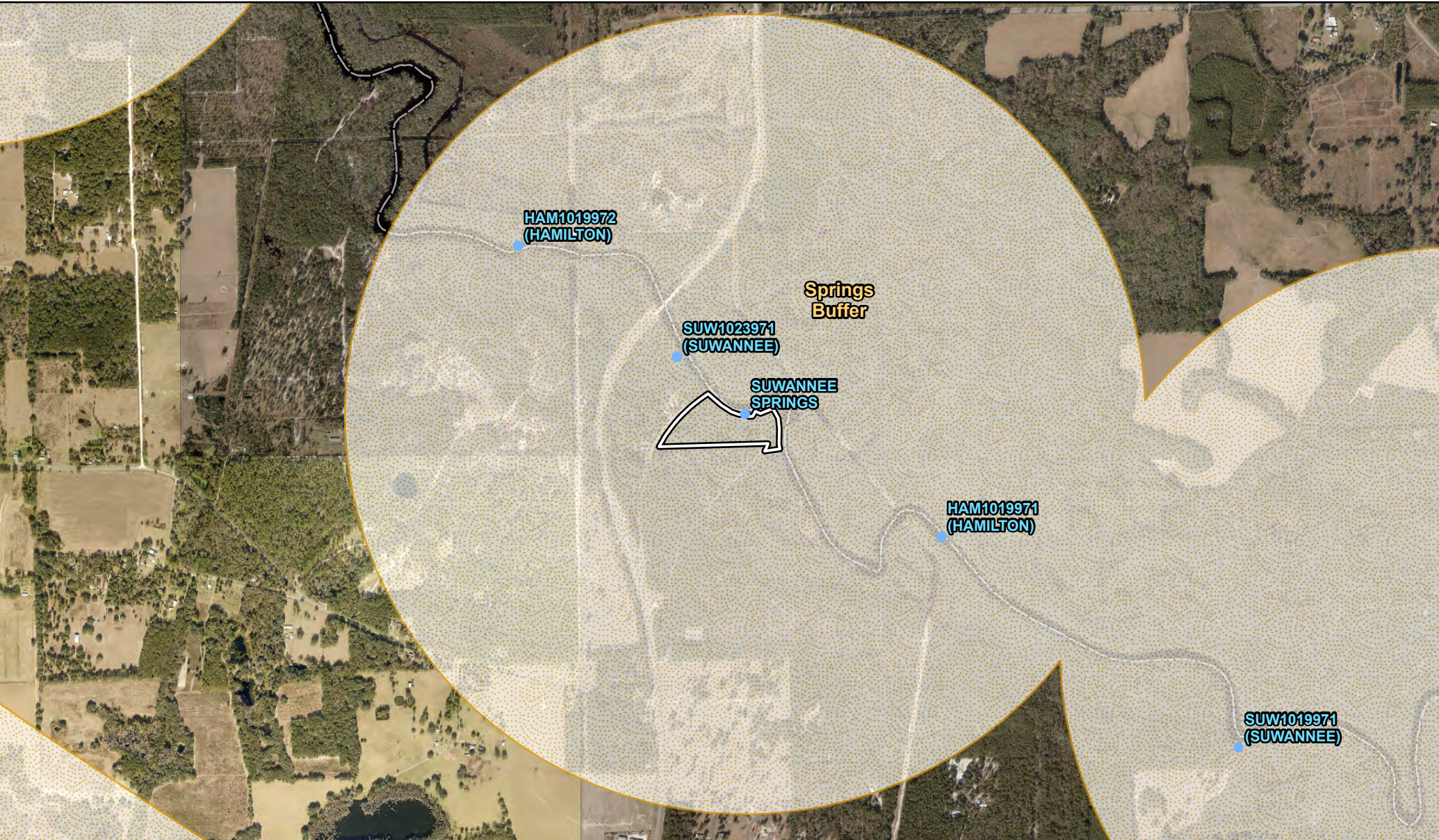


-  Property Boundary
-  Surface Waters (Riverine)
- SRWMD Major Rivers
-  Priority 1
-  Priority 2
-  Other




Suwannee Springs Park Property Offer Surface Water Protection

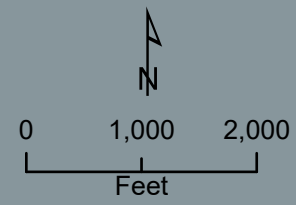


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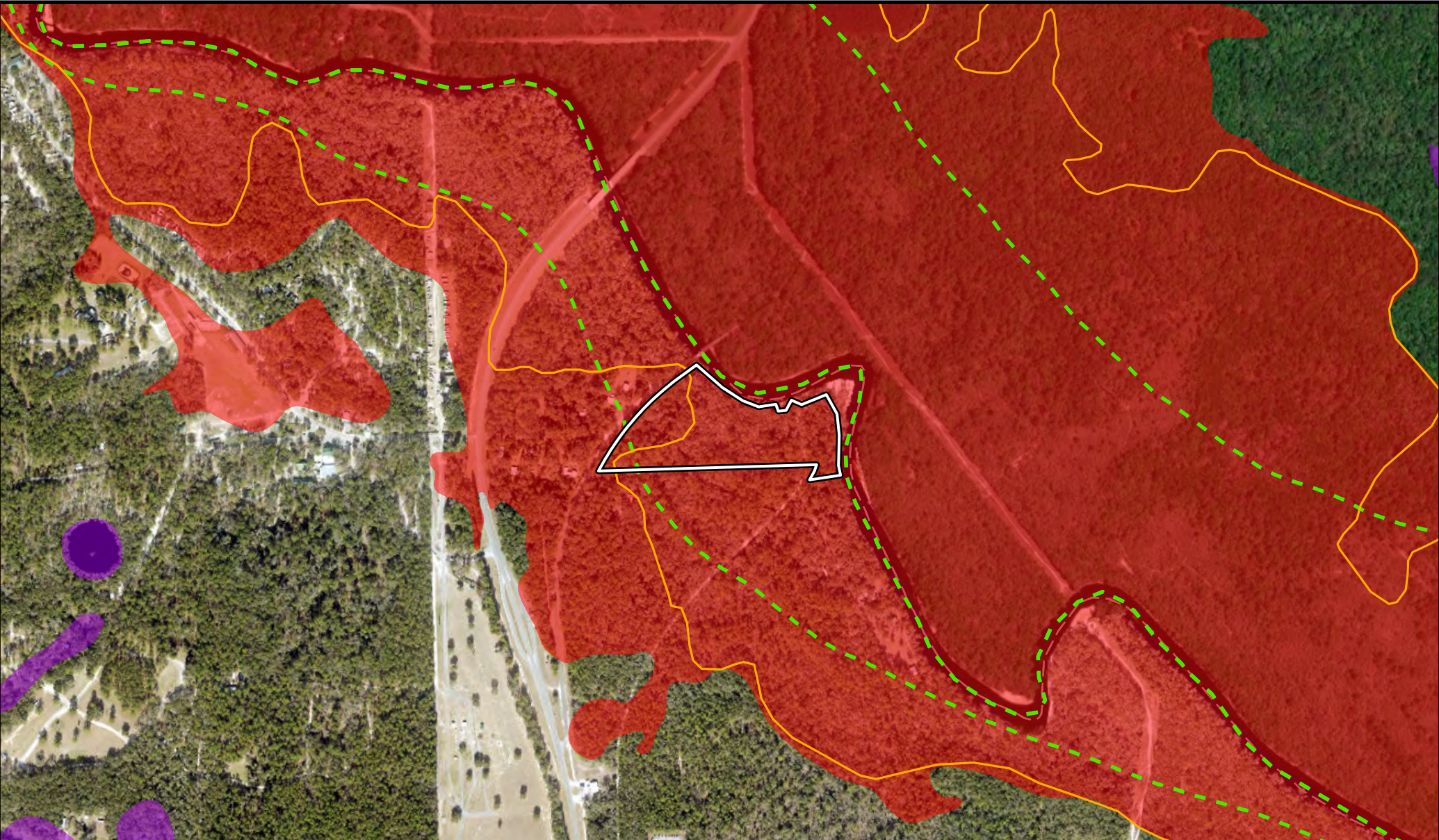


Suwannee Springs Park Property Offer Springs Protection

-  Property Boundary
-  Springs Protection
-  Springs

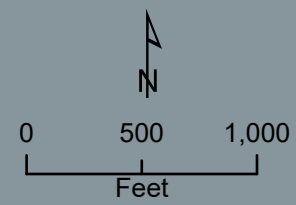
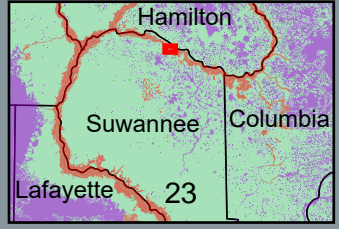


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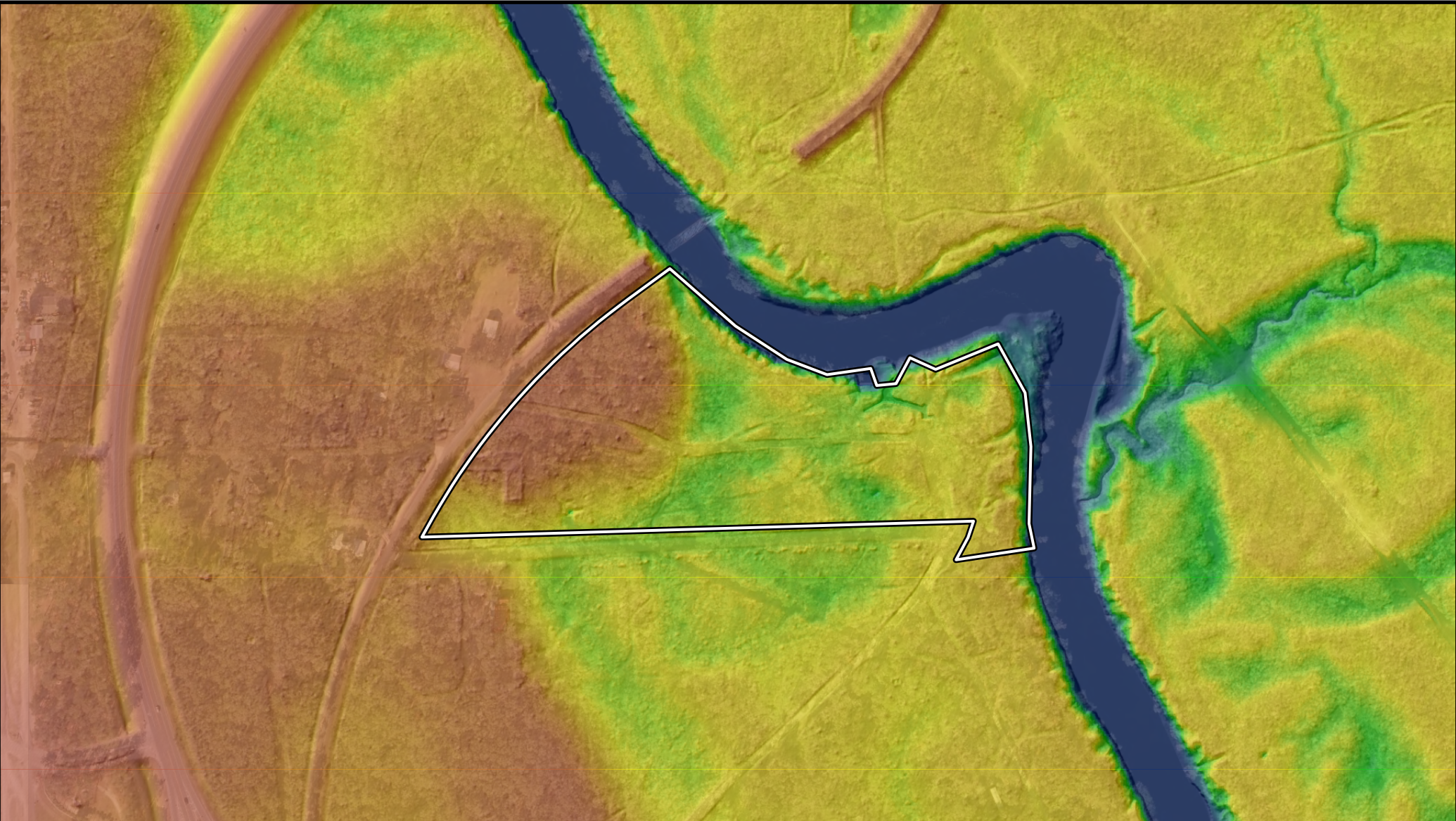


-  Property Boundary
-  10 Year Floodplain
-  Floodway
-  100 Year Floodplain
-  Zone A
-  Zone AE

Suwannee Springs Park Property Offer Floodplain Protection

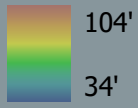


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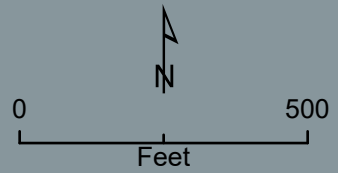


 Property Boundary

Bare Earth Elevation



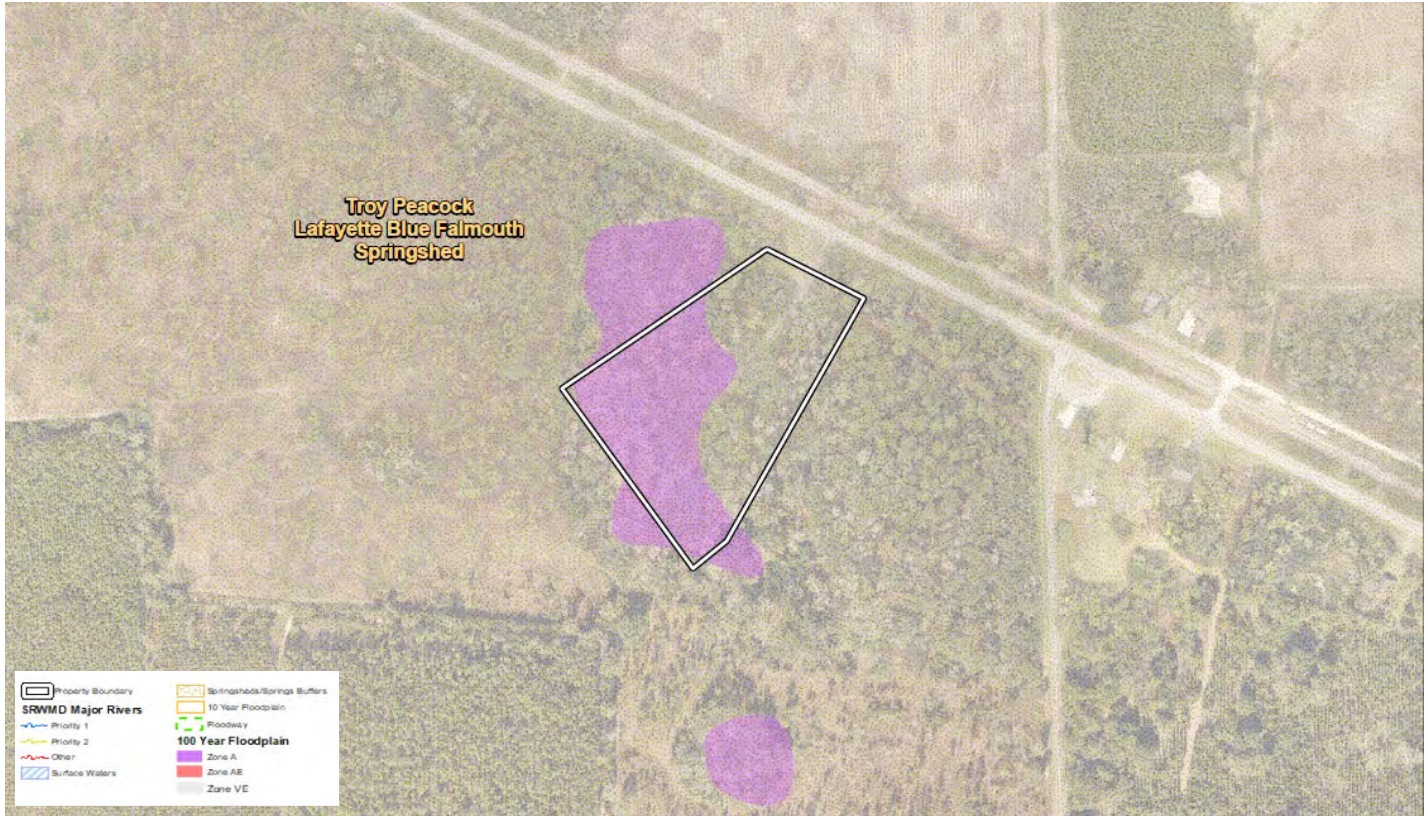
Suwannee Springs Park Property Offer LIDAR



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SUWANNEE TRIAGE ANALYSIS RESULTS



Date: 02/27/25

Property Name: Falmouth Spring Park

County: Suwannee

Acreage: ± 9.28 ac

SRWMD Florida Forever: No

Transaction Type: Surplus

Statewide Florida Forever: No

Surface Water Protection

Major River: (N)

Riverine Surface Waters: (N)

Flood Protection

Floodway: (N)

10 Year Floodplain: (N/A)

100 Year Floodplain: (Y) [± 4.5 ac]

Springs Protection

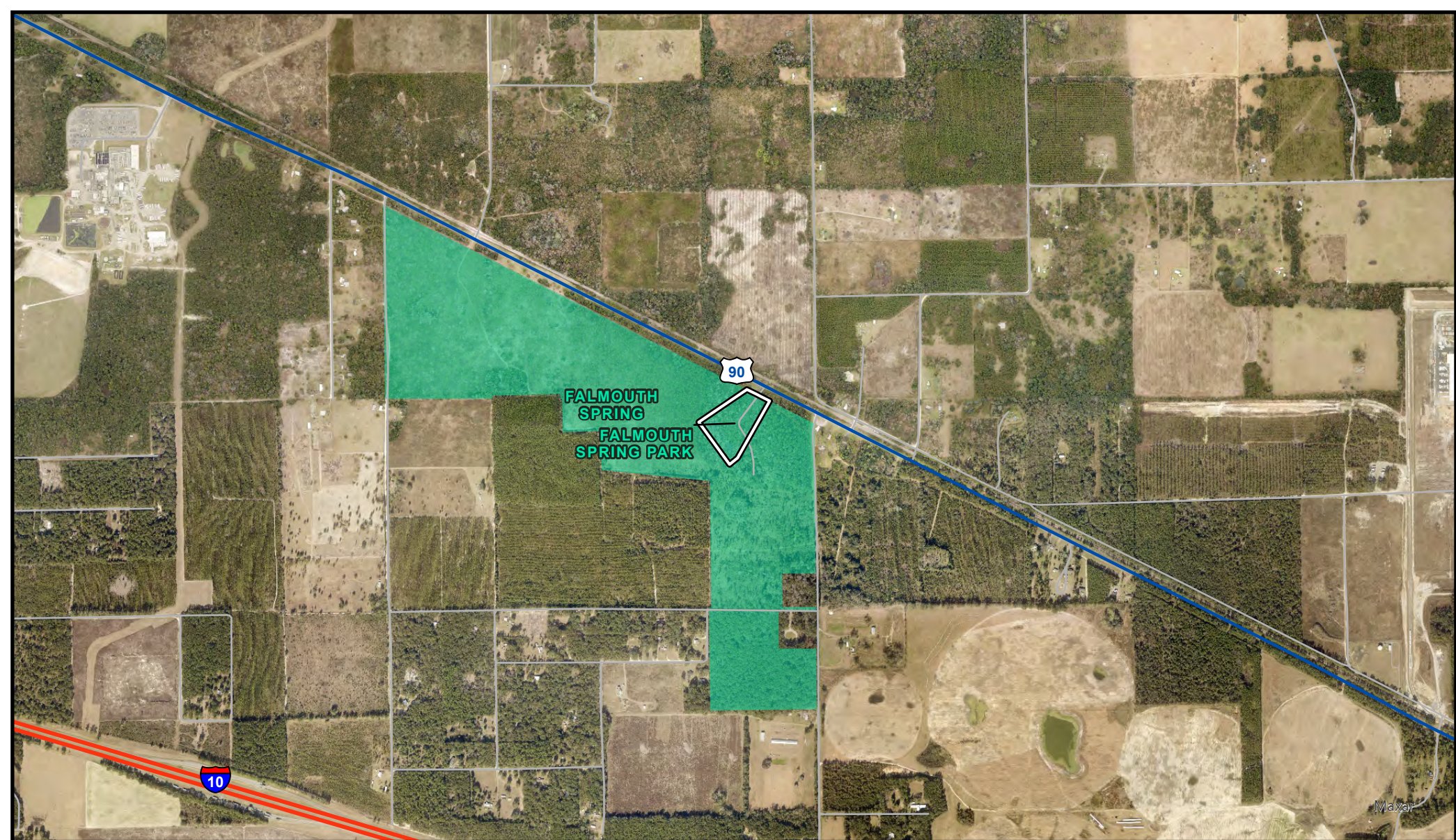
Springshed: (Y) [Troy|Peacock|Lafayette Blue|Falmouth]

Miscellaneous



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

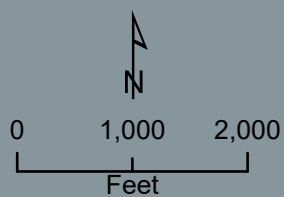
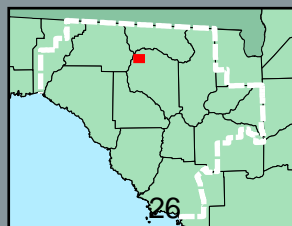
WSPA: (Y) [Eastern]

BMAP: (Y) [Suwannee]








**Falmouth Spring Park
± 9.28 ac
Suwannee County**

-  Property Boundary
-  SRWMD Ownership

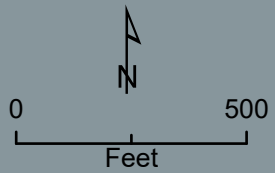
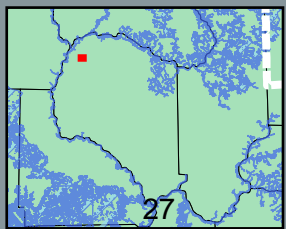


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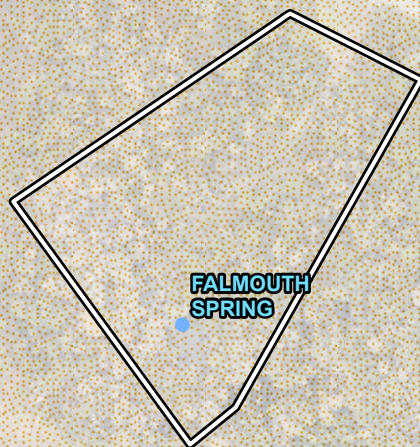
-  Property Boundary
-  Surface Waters (Riverine)
- SRWMD Major Rivers
 -  Priority 1
 -  Priority 2
 -  Other

Falmouth Spring Park Property Offer Surface Water Protection



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Troy Peacock
Lafayette Blue Falmouth
Springshed



AQUARIUS SINK

Falmouth Spring Park Property Offer Springs Protection



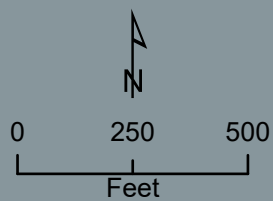
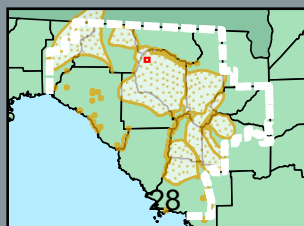
Property Boundary



Springs Protection



Springs

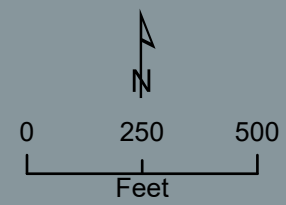
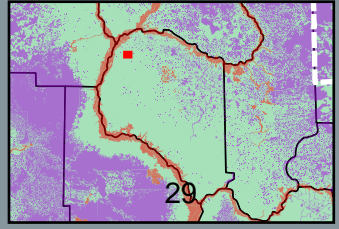


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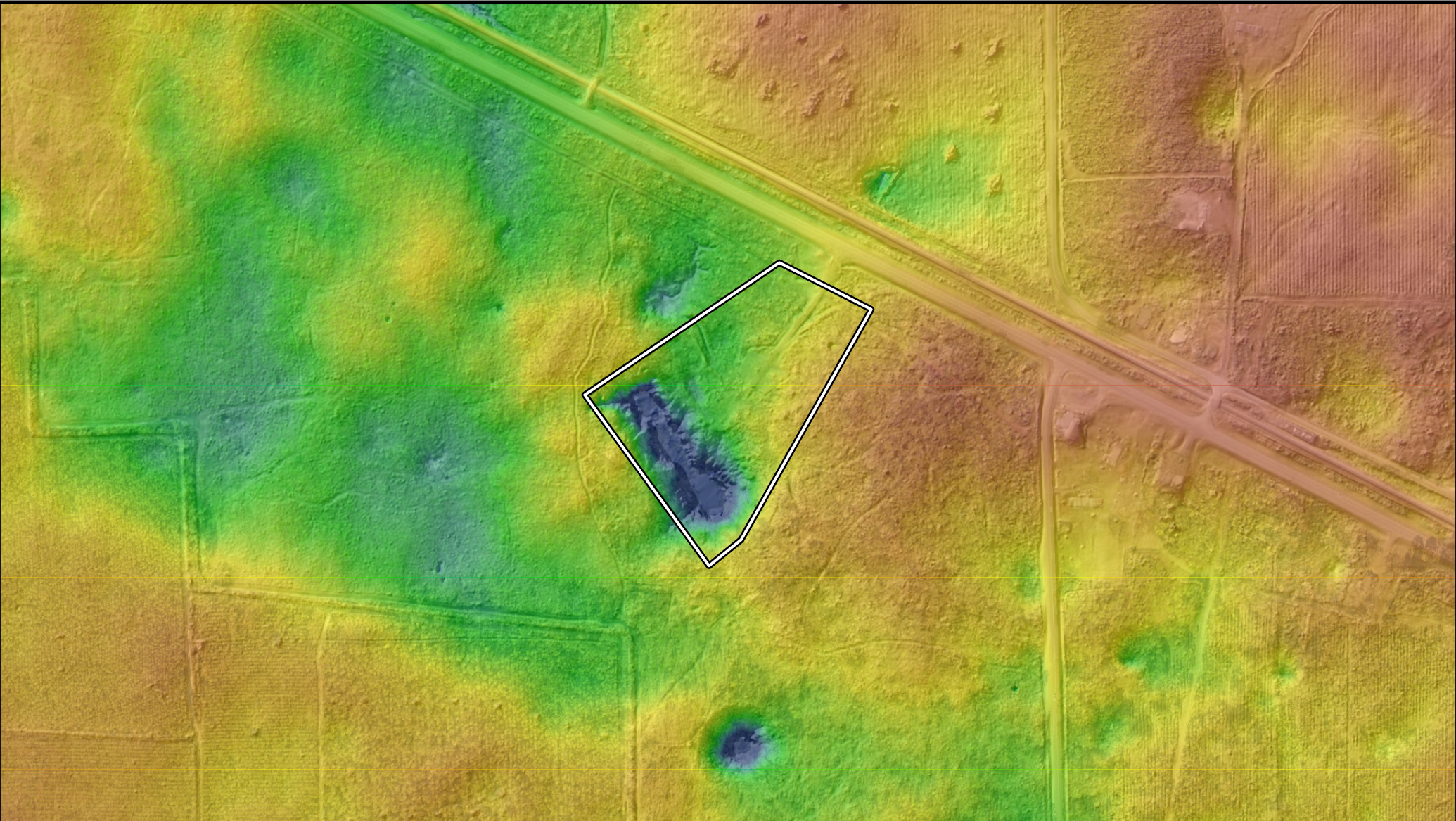


-  Property Boundary
-  10 Year Floodplain
-  Floodway
-  100 Year Floodplain
-  Zone A
-  Zone AE

Falmouth Spring Park Property Offer Floodplain Protection

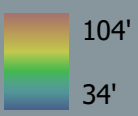


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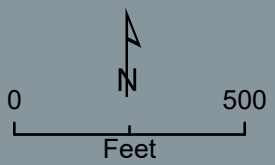
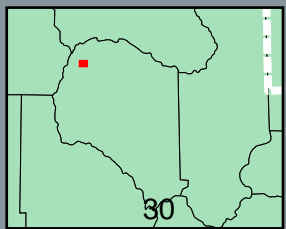


 Property Boundary

Bare Earth Elevation



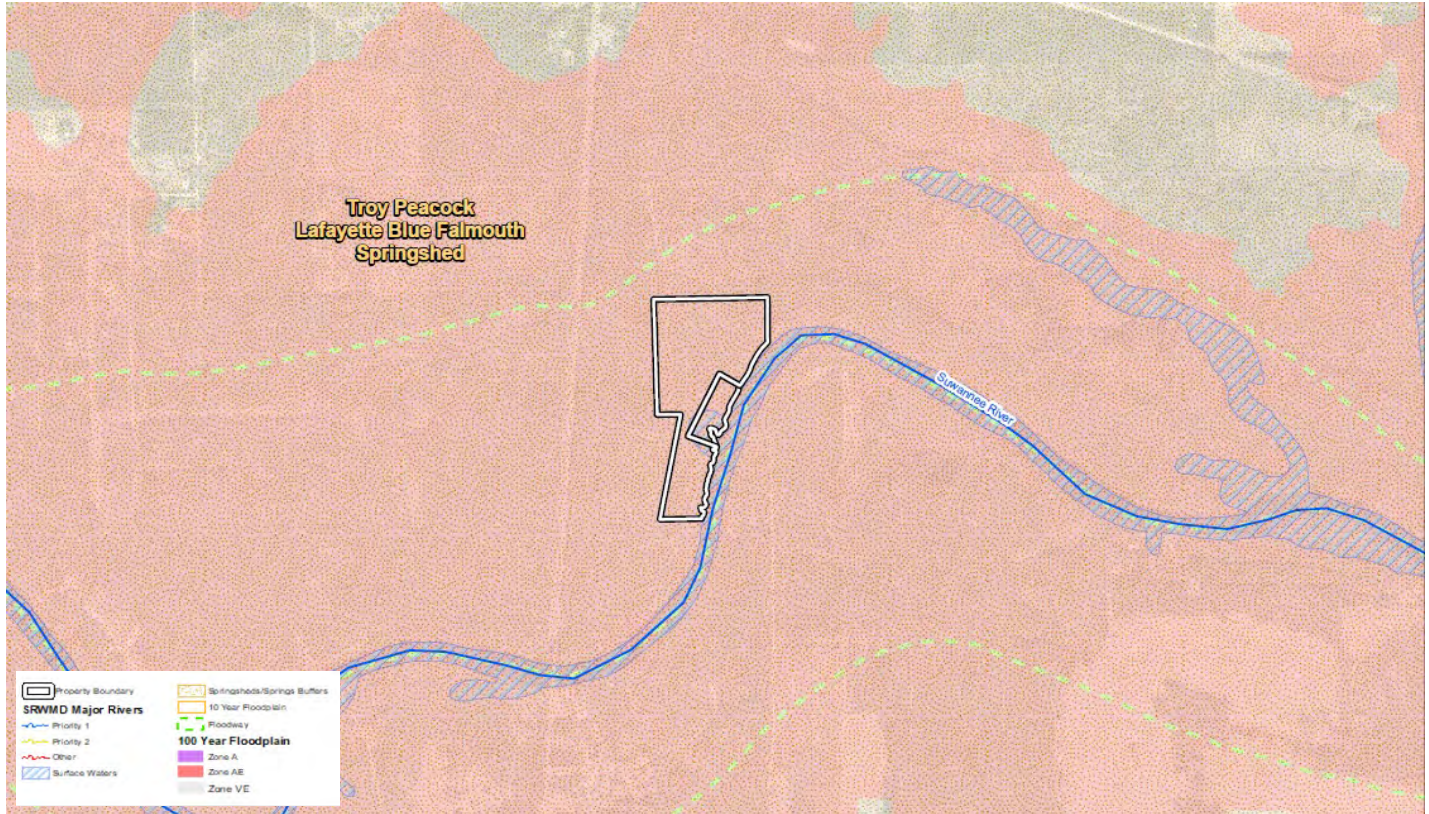
Falmouth Spring Park Property Offer LIDAR



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SUWANNEE TRIAGE ANALYSIS RESULTS



Date: 03/03/25

Property Name: Telford Spring Park

County: Suwannee

Acreage: ± 47.19 ac

SRWMD Florida Forever: No

Transaction Type: Surplus

Statewide Florida Forever: No

Surface Water Protection

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

Riverine Surface Waters: (Y) [± 3.48 ac]

Flood Protection

Floodway: (Y) [± 47.19 ac]

10 Year Floodplain: (Y) [± 47.19 ac]

100 Year Floodplain: (Y) [± 47.19 ac]

Springs Protection

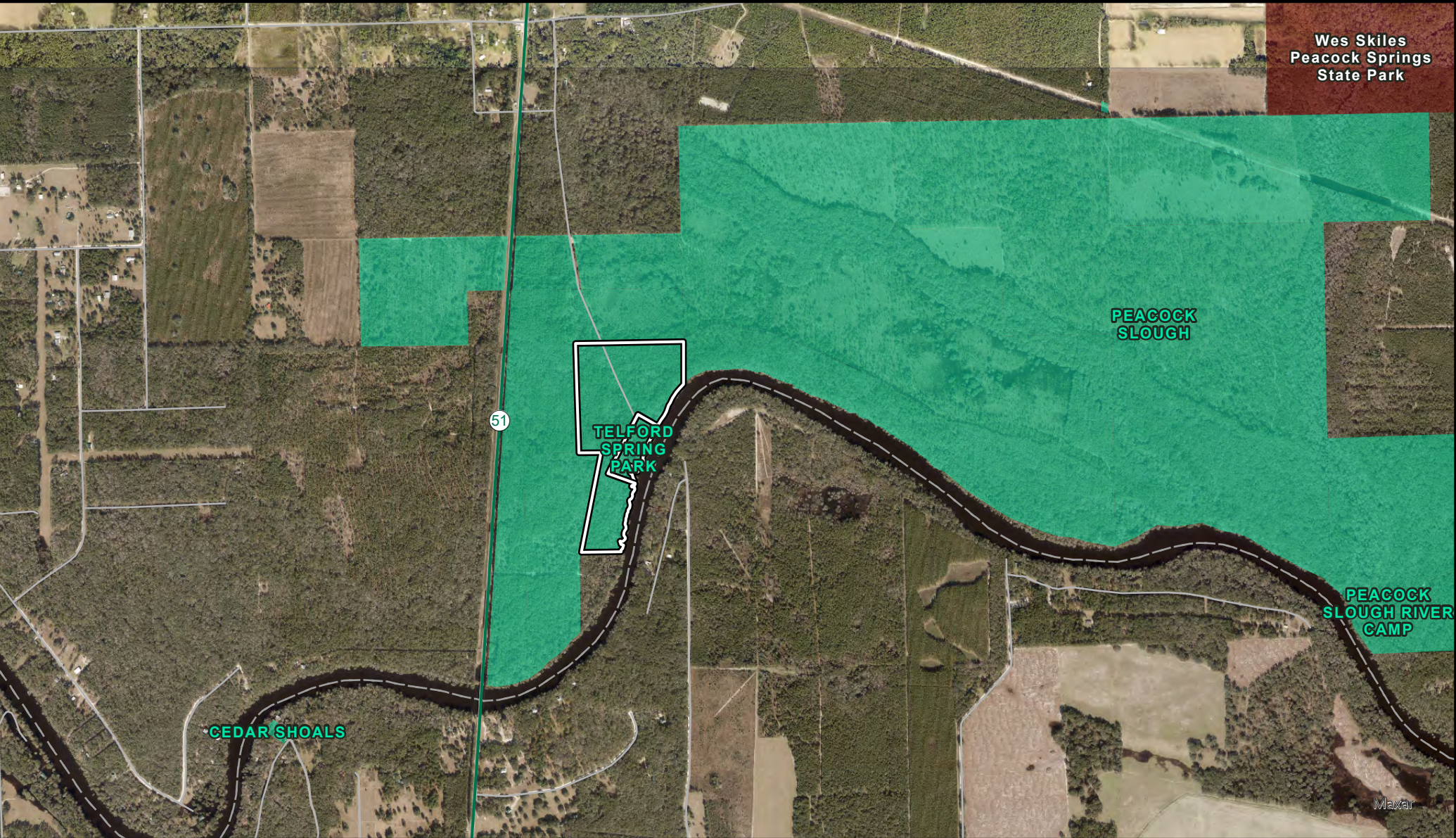
Springshed: (Y) [Troy|Peacock|Lafayette Blue|Falmouth]




Miscellaneous

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

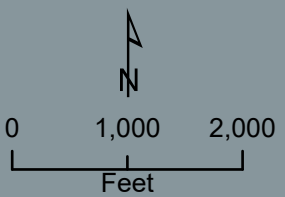
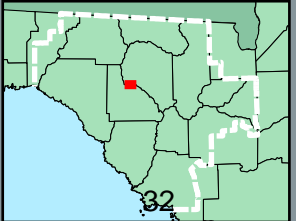
WSPA: (Y) [Eastern]

BMAP: (Y) [Suwannee]








-  Property Boundary
-  SRWMD Ownership
-  Other Public Ownership

Telford Spring Park
± 47.19 ac
Hamilton County

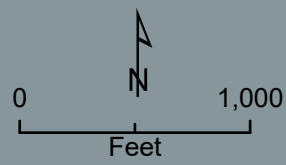
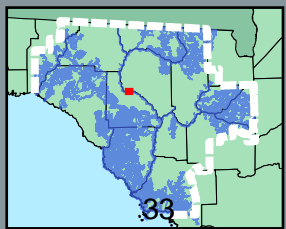


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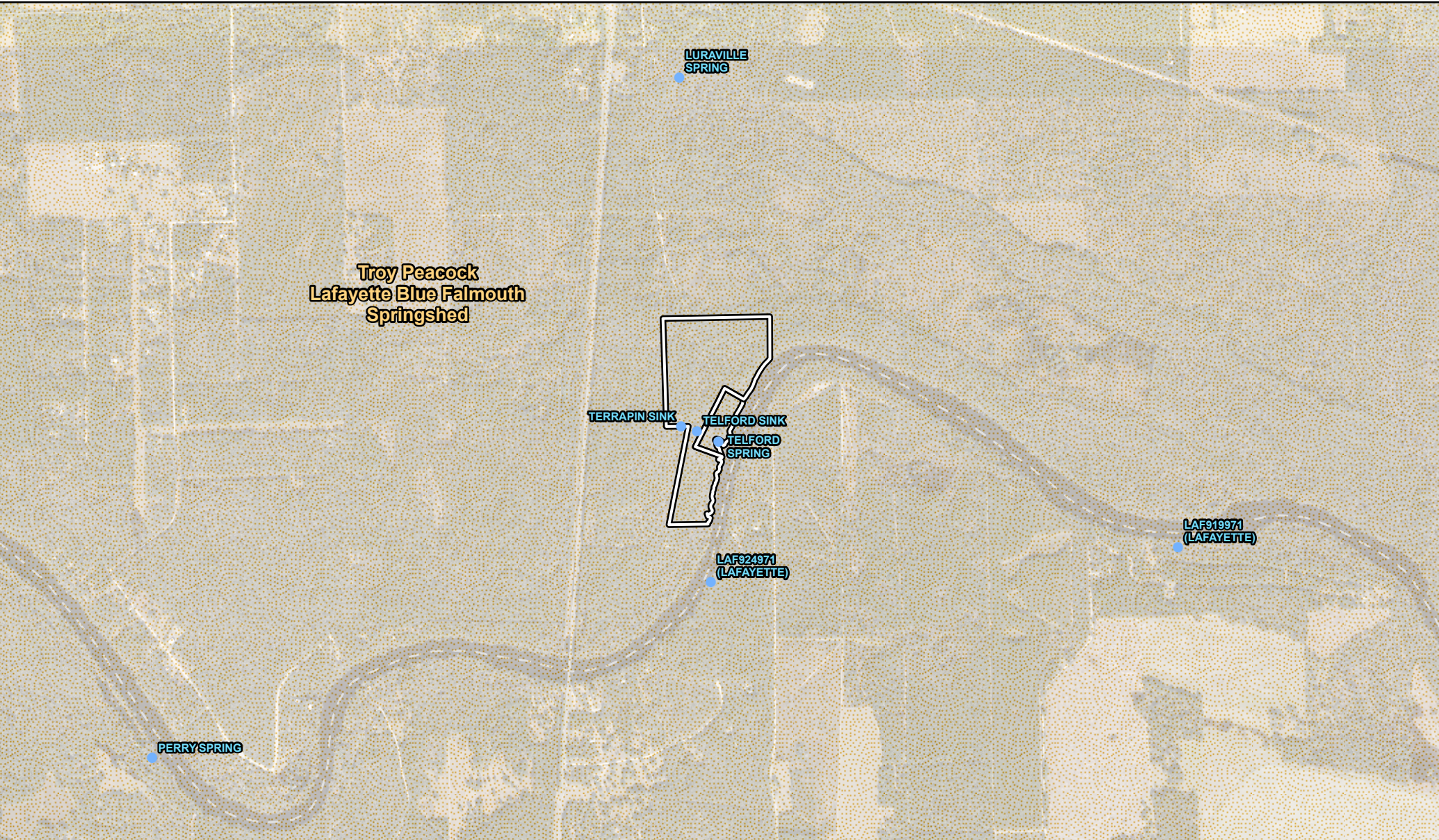


-  Property Boundary
-  Surface Waters (Riverine)
- SRWMD Major Rivers
-  Priority 1
-  Priority 2
-  Other

Telford Spring Park Property Offer Surface Water Protection



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Troy Peacock
Lafayette Blue Falmouth
Springshed

TERRAPIN SINK TELFORD SINK
TELFORD SPRING

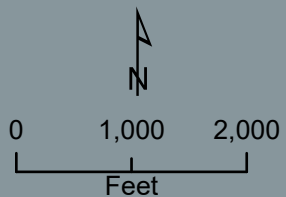
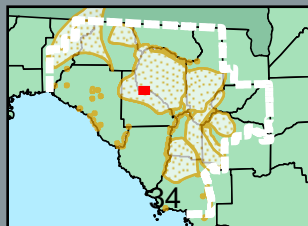
LAF924971
(LAFAYETTE)

LAF919971
(LAFAYETTE)

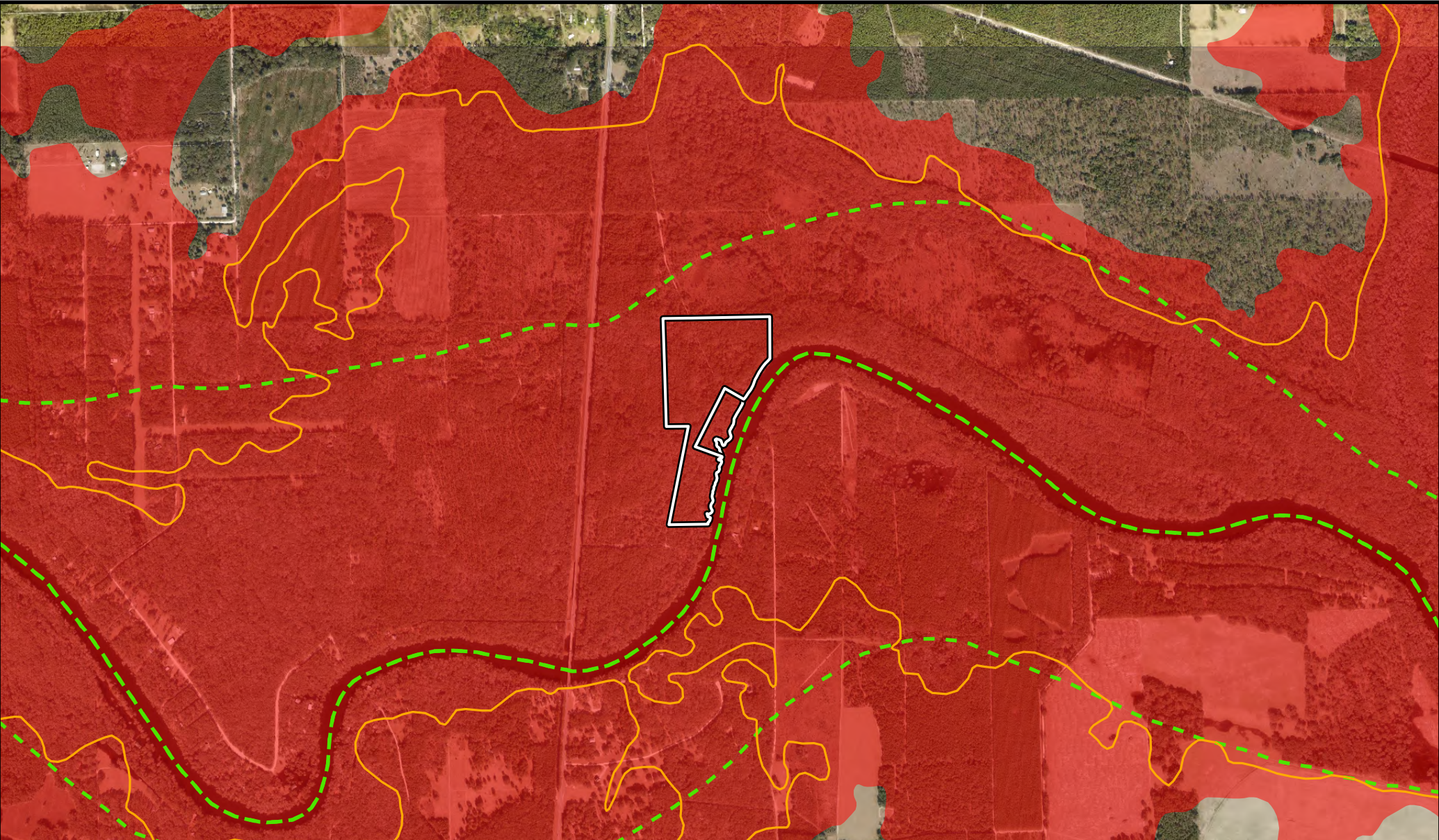
PERRY SPRING

Telford Spring Park Property Offer Springs Protection

-  Property Boundary
-  Springs Protection
-  Springs

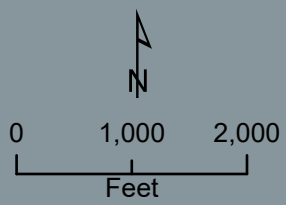
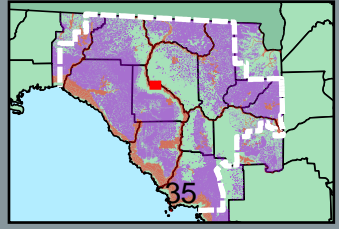


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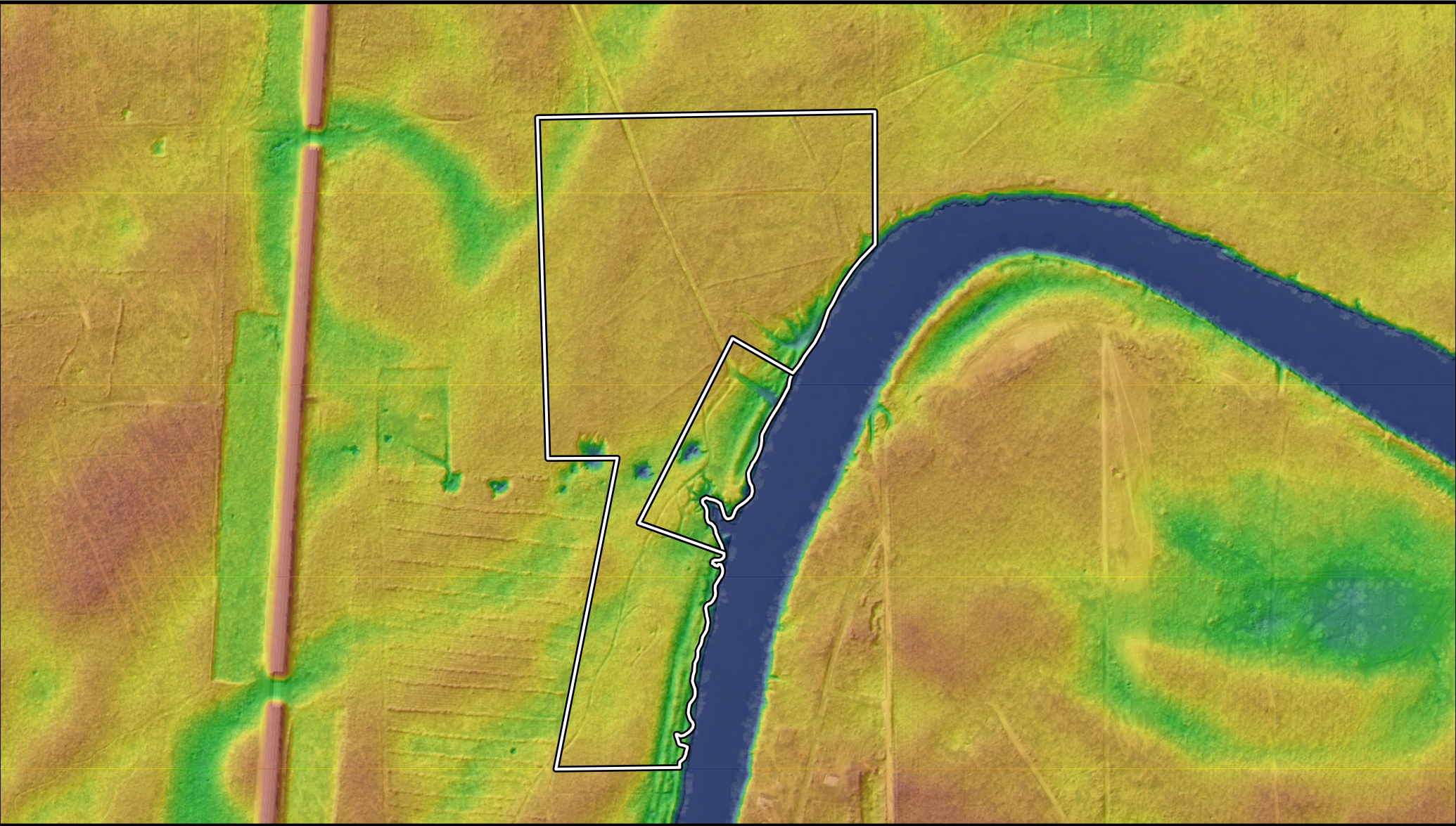


-  Property Boundary
-  10 Year Floodplain
-  Floodway
-  100 Year Floodplain
-  Zone A
-  Zone AE

Telford Spring Park Property Offer Floodplain Protection



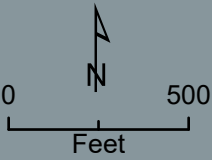
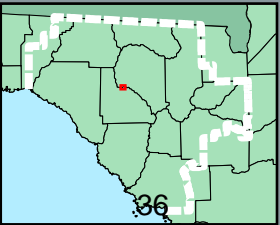
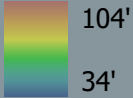
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**Telford Spring Park
Property Offer
LIDAR**

 Property Boundary

Bare Earth Elevation



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