

PARCEL SUMMARY

TRACT: Alapaha Conservation Easement (Bearden)

OWNER: Brooks Bearden, M.D. LLC

PARCEL: 430 acres +/-

PARCEL DESCRIPTION: The Alapaha Conservation Easement (Bearden) is located in Hamilton County, Florida on the Alapaha River. The parcel was previously partially mined however, the mining activity has ended and the Florida Department of Environmental Protection has accepted the restoration and released the mine from regulation. The property is within the Florida Forever plan for the District and is within the Eastern Water Supply Planning Area. Staff has visited the site and found no management issues provided that the offeror removes certain mining equipment from the location (which the owner has agreed to do). Additionally the property does provide some potential for water projects, however, it is unclear at this time if the offeror would consent to projects upon donation. The offeror has indicated projects may be acceptable if the District entered into purchase negotiations. The property is partially within the floodway (247 +/- acres) and totally within the 10 and/or 100 year flood plain. There are riverine surface waters on approximately 97 acres. A conservation easement would limit further development within the flood plain and protect surface waters.

WATER RESOURCE GUIDELINE SCREENING:

Springshed Protection: 0%
Floodplain Protection: 100%
Priority Focus Area: 0%
Water Supply Planning Area: Eastern
BMAP: No

OUTSTANDING INTERESTS: Owner indicates there are no outstanding interests including mineral rights, however, this will be confirmed through a title search.

CURRENT ASKING PRICE: The property is being offered as a donation.

ASSESSMENT COSTS: The offeror has a recent survey. No appraisal is required for a donation so only and Environmental Survey Assessment and title insurance/search will be required. The costs are estimated at \$2,500 - \$3,500. The District ordinarily requires that proposed donors absorb all costs associated with the donation, however, staff is requesting that the District absorb some or all of the costs associated with this parcel.

ACCESS: This property has access via direct abutment to a county maintained road, NW 86th Blvd.

MANAGEMENT: District staff has visited the site and have determined that it presents no issues for management.

SCS/rl
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