



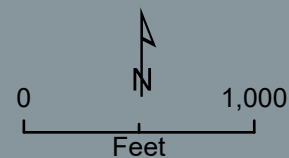
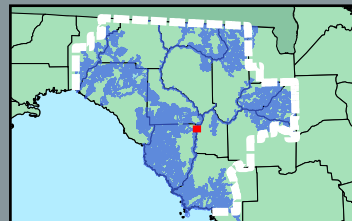


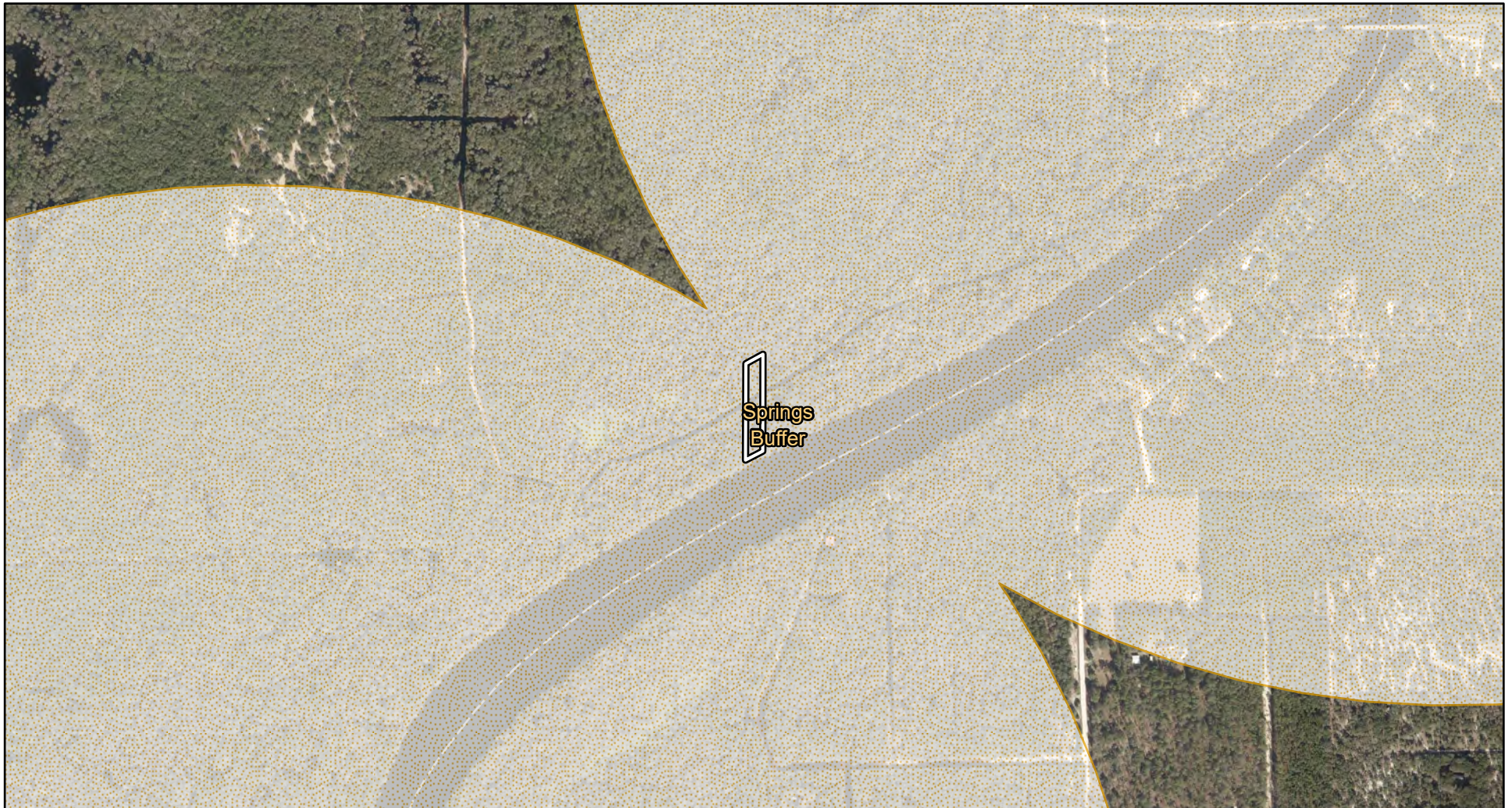


-  Property Boundary
-  Surface Waters (Riverine)
-  Creeks and Streams
- SRWMD Major Rivers**
-  Priority 1
-  Priority 2
-  Other

Suwannee Run Shores Property Offer Surface Water Protection

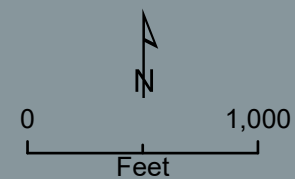
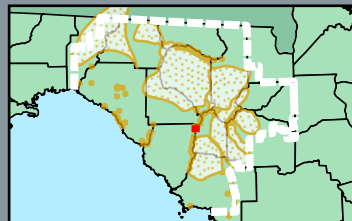


Note: This map was created by the Suwannee River Water Management District (SRWMD) to be used for planning purposes only. SRWMD shall not be held liable for any injury or damage caused by the use of data distributed as a public records request regardless of their use or application. SRWMD does not guarantee 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 11/18/2025

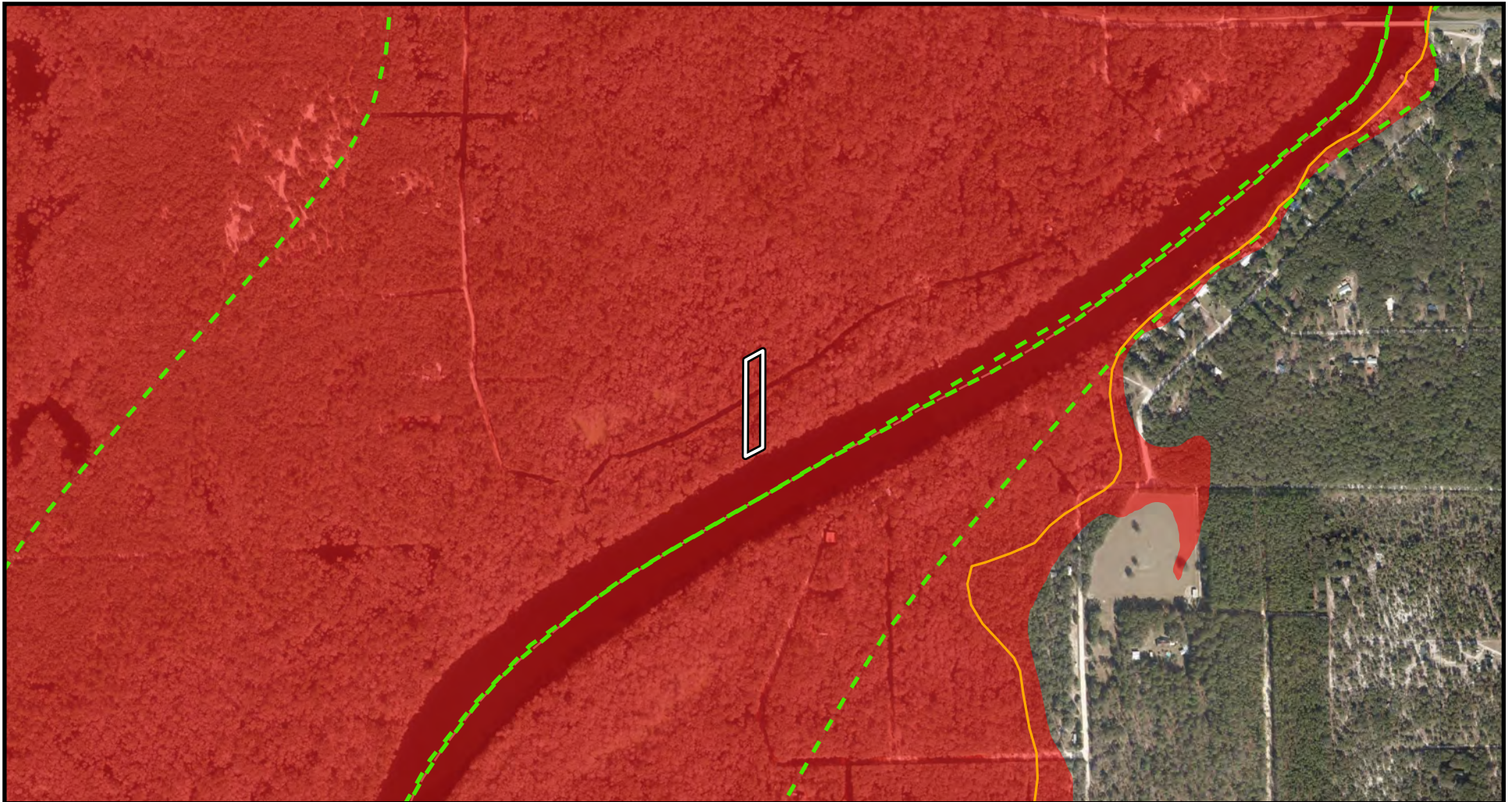


Suwannee Run Shores Property Offer Springs Protection

-  Property Boundary
-  Springs Protection
-  Springs

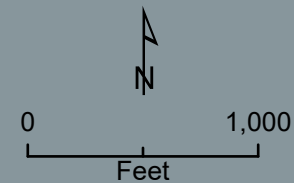
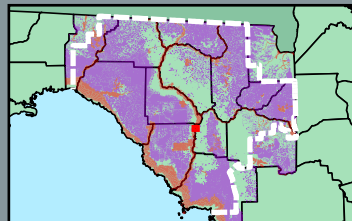


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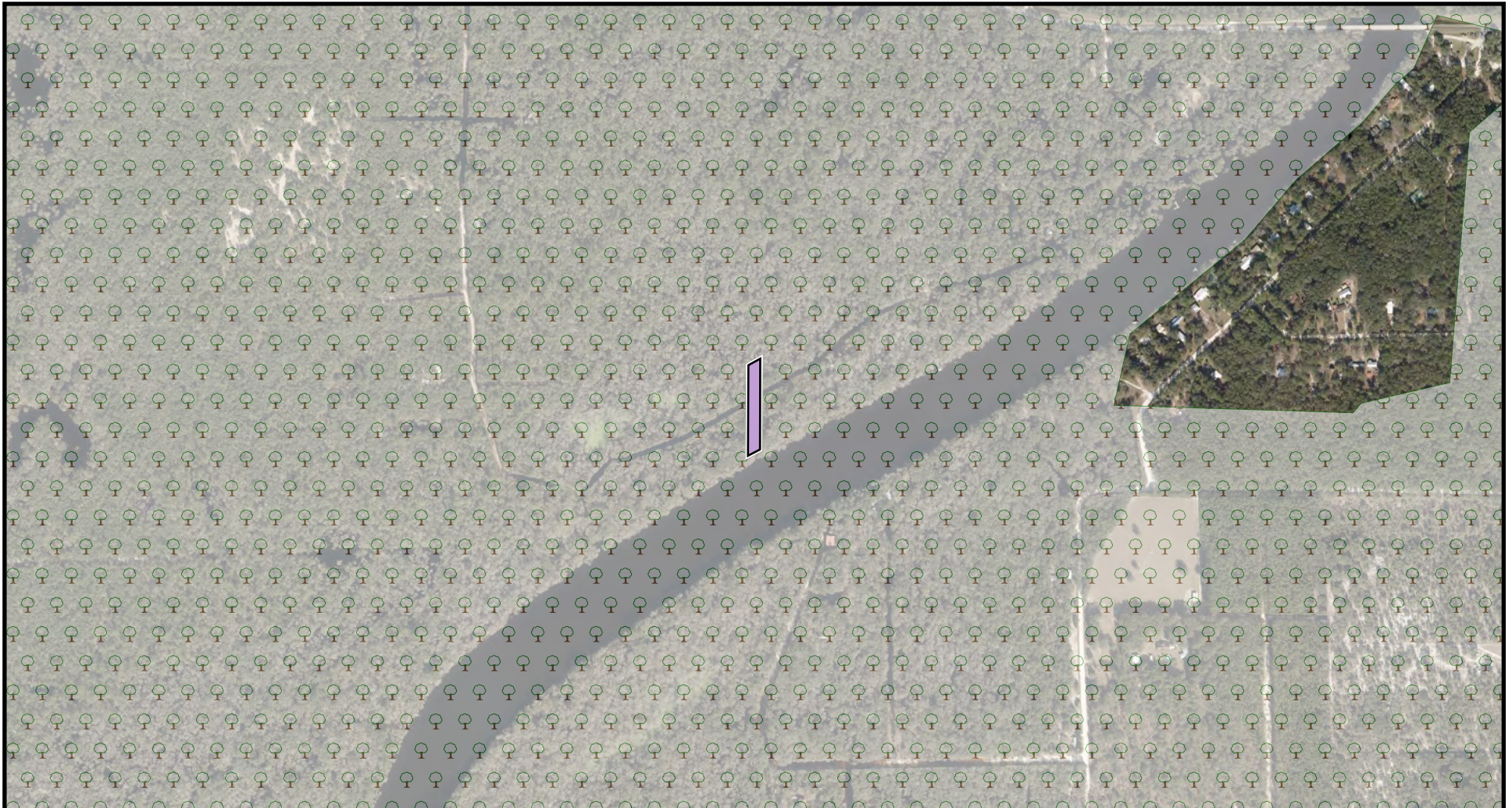


-  Property Boundary
-  10 Year Floodplain
-  Floodway
-  100 Year Floodplain
-  Zone AE

Suwannee Run Shores Property Offer Floodplain Protection

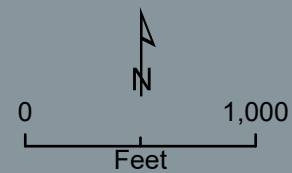
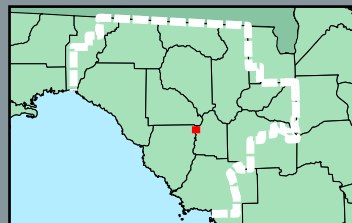


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Suwannee Run Shores Property Offer Land Management

-  Property Boundary
-  FL Wildlife Corridor
- Land Cover**
-  Wetlands



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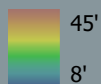


Suwannee Run Shores Property Offer LIDAR



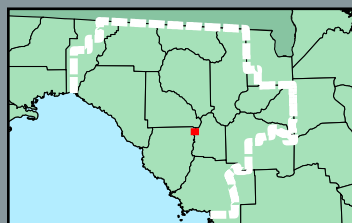
Property Boundary

Bare Earth Elevation



45'

8'



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SUWANNEE RIVER WATER MANAGEMENT DISTRICT

MEMORANDUM

TO: Governing Board

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

THRU: Hugh Thomas, Executive Director

DATE: November 04, 2025

RE: Governing Board Directive Number 25-0009, Land Acquisition and Surplus Guidelines - Revised

RECOMMENDATION

Approve Governing Board Directive Number 25-0009 for Land Acquisition and Surplus Guidelines.

BACKGROUND

On July 08, 2025, the Governing Board approved Governing Board Directive (GBD) 25-0004 Land Acquisition and Surplus Guidelines which outlines practices and board direction regarding land acquisition and surplus in accordance with Florida Statutes and District administrative rules.

This updated version clarifies the Board's intent for partnership acquisitions with other agencies and organizations and deletes duplicative information in Section 11.B that is referenced in Section 5.

Approval of the revised directive will supersede GBD25-0004 and become effective immediately.

A redline and clean copy of the directive are attached.

KCP/ao
Attachments

SUWANNEE RIVER WATER MANAGEMENT DISTRICT

GOVERNING BOARD DIRECTIVE



Directive Number: GBD25-0004

Date Approved: July 08, 2025

Subject: Land Acquisition and Surplus Guidelines

Approval: _____
Virginia Johns, Chair

Charles Keith, Secretary/Treasurer

1.0 Reference to Prior Directive

Supersedes Directives 99-01 LA, 06-01 LA, 2009-01 LA, 2011-03LM, 2011-01LM, 2015-001, GBD17-0002, GBD18-0003, GBD19-0001, and GBD 19-0005, 21-0003, 24-0005, GBD 25-0002.

2.0 Purpose and Intent

The purpose of this Directive is to provide water resource guidelines for consideration in the land acquisition and surplus processes.

3.0 Statement of Policy

It is the policy of the Governing Board that the acquisition of a ~~less than fee~~less-than-fee interest shall be the primary consideration in acquisitions unless ownership in fee better supports the District's mission or needs.

If the offeror is unwilling to negotiate a less than fee transaction, the staff shall provide justification for the acquisition of a fee interest over a less than fee interest including at a minimum the additional benefits of fee ownership over a less than fee ownership. These benefits could include but are not limited to enhancement of fee lands already owned by the District, increased public access, increased hunting accessibility for the public and decreased costs for and obstacles to conducting projects on the property.

4.0 Definitions

Surplus Lands - District-owned property interests no longer need to be owned to further the District's land conservation purposes of flood control, water storage, water management, conservation and protection of water resources, aquifer recharge, water resource and water supply development, and preservation of wetlands, streams, and lakes or that either need not be owned for a potential or proposed project.

Current Appraisal - An appraisal conducted not more than 360 days prior to the effective date of a contract for sale.

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Less than Fee - Shall mean a conservation easement.

5.0 Water Resource Evaluation Guidelines for Acquisition and Surplus:

The following water resource guidelines shall be used to screen potential acquisition and to screen lands for potential surplus. Screening for water resources guidelines shall use the best available data. Lands shall be prioritized relative to:

1. The extent to which the lands provide protection for Outstanding Florida Springs, Priority Focus Areas, and other springs (either directly or indirectly);
2. The extent to which the lands provide protection of surface waters (wetlands, lakes, springs, and streams);
3. The extent to which the lands provide flood protection;
4. The extent to which the lands are needed for implementation of water resource development projects, restoration, or other projects;
5. The extent to which the lands benefit existing acquisition holdings; and
6. The extent to which the lands enhance land management objectives.

6.0 Delegation of Authority to Disclose Valuation Information:

The Governing Board hereby delegates to the District's Executive Director the Governing Board's authority to: (1) disclose appraisal reports concerning a proposed acquisition of real property as provided in [Section 373.139\(3\)\(a\)](#), F.S.; and (2) disclose confidential and exempt valuations and valuation information or written offers concerning a proposed sale of surplus land as provided in [Section 373.089\(1\)\(c\)](#), F.S.

7.0 Authority of the Lands Committee and Governing Board

The Executive Director may negotiate sales of declared surplus properties, right of way/access easements on District lands, right of way/access easements purchased by the District, or lands purchased solely for access.

The Lands Committee shall authorize negotiations on non-declared surplus, exchanges, and lands transactions non-associated with right of way/access.

The Governing Board must authorize the final purchase, surplus, sale, conveyance, lease, or exchange of property on behalf of the District.

Requests for access, utility, right-of-way easements, temporary construction easements and similar instruments shall follow the Access and Utility Easement Request Directive.

8.0 Land Acquisition

[A.](#) District land acquisition procedures will be governed by 40B-.041 Florida Administrative Code as indicated below:

(1) *Bona fide offers for sale.*

The District's land acquisition process is initiated when the District receives from an owner of real property a bona fide offer for sale to the District. A bona fide offer is one which includes:

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- (a) *The county property appraiser's tax parcel identification number;*
- (b) *An aerial map or other documentation upon which the property boundaries are shown or described;*
- (c) *A copy of the deed showing the current owner of record for the property being offered;*
- (d) *The owner's initial asking price for the property;*
- (e) *Identification of any easements, deed restrictions, mineral interests, or other rights held by persons other than the fee title owner; and,*
- (f) *Identification of any existing purchase agreement, option contract, listing agreement, or any other agency arrangement or agreement entered into by the seller relating to the subject property.*

(2) Criteria for evaluation of bona fide offers.

Upon receipt, District staff will evaluate all bona fide offers for sale of real property to determine the extent to which the acquisition will contribute to achieving the goals in Section 259.105(4), F.S., and provide a recommendation for disposition to the Governing Board.

(3) Following Governing Board approval of a property for state priority funding, the following due diligence must be completed prior to a contract for sale:

- (a) *Evidence of good and sufficient fee title to the property in the seller must be provided by the seller to the District.*
- (b) *The property owner must provide access to the District and its agents as needed to obtain appraisals as required under Section 373.139(3)(c), F.S., which include an Environmental Site Assessment and baseline inventory reporting. The appraisal must be performed by a qualified appraiser who is registered, licensed, or certified under Part II, Chapter 475, F.S. The Phase I environmental site assessment must be performed by a professional certified in environmental assessment as the District deems appropriate.*

(4) Contracts for sale.

The Governing Board must adopt a purchase resolution which authorizes the Executive Director to execute a contract specifying the source of funds for the land to be acquired.

(5) Donations of land to District.

The District may accept donations or gifts of real property interests. In such event the provisions of this section shall be followed, except that the requirement for an appraisal may be waived upon concurrence of both the property owner and the District.

B. Types of Lands Acquisition

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Pursuant to [Section 373.139, Florida Statutes](#), land acquisition funds may be used to purchase properties in fee, less-than-fee, other interests, and other rights therein. Funding may be used to partner with other agencies and organizations to maximize conservation efforts that benefit water resources in the District and support the District's mission. Where the District is not the holder of fee title or less-than-fee interest, the District shall seek to be the backup easement holder and maintain enforcement rights of the easement.

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9.0 Denials

The Executive Director is delegated the authority to deny offers to purchase, surplus, exchange, lease, convey or grant easements over District lands. This includes denials to exercise the right of first refusal. The Executive Director's decision to deny may be reviewed by Governing Board at the request of the offeror.

10.0 Regulatory Easements

Conservation easements which are granted to the District as part of permitting process (see Rule 62-330.301(8)), are excluded from the process in 5.0.

11.0 Surplus Lands

A. Revenue Derived from the Proceeds of Surplus Lands:

1. Revenue derived from the sale of Preservation 2000 lands shall be deposited into the Florida Forever Trust Fund within the Florida Department of Environmental Protection in accordance with [Section 259.101\(5\)\(c\), F.S.](#)
2. Revenue derived from the sale of property acquired with Florida Forever funds shall be deposited into a Florida Forever restricted fund which shall be used to implement the District's Florida Forever Work Plan.
3. Florida Forever Program funds that are unencumbered shall be managed pursuant to [Section 259.105, F.S.](#)
4. The District's lands database shall be used to track and monitor sales of surplus lands.

B. Surplus Lands Guidelines:

[In addition to the Water Resource Evaluation Guidelines](#), the following factors shall be considered in the analysis of the District's land holdings for determining which lands are no longer needed for conservation and making a recommendation for potential surplus:

~~1. The results of the screening as defined by the Water Resource Evaluation Guidelines for Acquisition and Surplus.~~

~~2.1.~~ The extent to which disposing of the lands will adversely affect management effectiveness and efficiency.

~~3.2.~~ The extent to which the lands are currently used by the public for recreational purposes.

~~4.3.~~ Whether disposal of the lands would result in a net loss of lands open to public hunting.

~~5.4.~~ The extent to which the lands provide other significant archaeological, historical, or ecological value.

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~~6-5.~~ The extent to which the lands provide a valuable linkage to conservation property owned by the District or other publicly owned conservation lands.

~~7-6.~~ The extent to which the lands would be accessible to a future owner without causing adverse impacts to natural resources or hindering the District's management of the property, including prescribed fire management.

~~8-7.~~ The extent to which the lands are marketable.

~~9-8.~~ The extent to which concerns of other public conservation land managers or members of the public have been addressed.

~~10. The extent to which disposing of the lands will adversely affect potential future water resource development projects.~~

~~11-9.~~ The extent to which lands are more suitable for management by others due to size or location with the District retaining a conservation easement.

~~12-10.~~ The extent to which lands acquired for projects are no longer being pursued or the project is completed and the land or a portion thereof is no longer needed.

~~13-11.~~ The extent to which lands acquired with Preservation 2000 or Florida Forever funds, the intent of the Act as prescribed in ~~Section~~ 259.101(6), F.S.

~~14-12.~~ For lands with merchantable timber, the extent to which disposing of the land would reduce timber revenue available to the District.

~~15-13.~~ Access to public or private water and/or wastewater utilities.

~~16. Additional tools and data that become available.~~

C. Surplus of Parcels Valued at \$25,000 or Less Guidelines:

The following criteria shall be considered in addition to the surplus lands guidelines, and Section 373.089, F.S., for determining surplus potential:

1. The proximity to District or other public conservation lands.
2. The ability of District to manage parcel.

12.0 Reporting:

Staff shall complete the appropriate land acquisition and surplus reporting in accordance with Sections 373.036(2)(e), F.S., 373.139, F.S., and 373.199(7), F.S.; and other relevant statutes/rules.

13.0 Conveyance of Lands to Governmental Entities Guidelines:

Conveyance of lands to governmental entities shall be done in accordance with Section 373.056, F.S.

The following criteria shall be considered in addition to the surplus lands guidelines for determining surplus potential:

1. Whether the community is designated as a Rural Economic Development Initiative (REDI) eligible community pursuant to ~~section~~ Section 288.0656, F.S.
2. Whether a long-term lease would accomplish the goals of the local governmental entity.

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Properties conveyed in accordance with Section 373.056 are exempt from noticing requirements. Properties conveyed in accordance with Section 373.056, F.S., are exempt from noticing requirements.

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SUWANNEE RIVER WATER MANAGEMENT DISTRICT

GOVERNING BOARD DIRECTIVE



Directive Number: GBD25-0009

Date Approved: December 9, 2025

Subject: Land Acquisition and Surplus Guidelines

Approval: _____
Virginia Johns, Chair

Charles Keith, Secretary/Treasurer

1.0 Reference to Prior Directive

Supersedes Directives 99-01 LA, 06-01 LA, 2009-01 LA, 2011-03LM, 2011-01LM, 2015-001, GBD17-0002, GBD18-0003, GBD19-0001, GBD19-0005, GBD21-0003, GBD24-0005, GBD25-0002, and GBD25-0004.

2.0 Purpose and Intent

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3.0 Statement of Policy

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2. The extent to which the lands are currently used by the public for recreational purposes.
3. Whether disposal of the lands would result in a net loss of lands open to public hunting.
4. The extent to which the lands provide other significant archaeological, historical, or ecological value.
5. The extent to which the lands provide a valuable linkage to conservation property owned by the District or other publicly owned conservation lands.

6. The extent to which the lands would be accessible to a future owner without causing adverse impacts to natural resources or hindering the District's management of the property, including prescribed fire management.
7. The extent to which the lands are marketable.
8. The extent to which concerns of other public conservation land managers or members of the public have been addressed.
9. The extent to which lands are more suitable for management by others due to size or location with the District retaining a conservation easement.
10. The extent to which lands acquired for projects are no longer being pursued or the project is completed and the land or a portion thereof is no longer needed.
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Properties conveyed in accordance with Section 373.056 are exempt from noticing requirements. Properties conveyed in accordance with Section 373.056, F.S., are exempt from noticing requirements.

SUWANNEE RIVER WATER MANAGEMENT DISTRICT

MEMORANDUM

TO: Governing Board

FROM: Lorna Radcliff, Chief, Office of Land Management

THRU: Katelyn Potter, Director, Outreach and Operations

DATE: November 23, 2025

RE: Land Management Update Report

BACKGROUND

The following information summarizes land management activities cumulative as of October 30, 2025.

Vegetative Management (acres)	FY 2026 Planned	Reporting Period Completed	Percent Complete
Herbicide Treatments	160	Start in June	0%
Mechanical Treatments	1,657	0	0%

Prescribed Fire (acres)	FY 2026 Planned	Reporting Period Completed	Percent Complete
Districtwide	11,725	47	0.1%
TRSF	807	0	0%

Invasive Plant Treatments	FY 2026 Planned	Reporting Period Completed	Percent Complete
Contractors (acres)	217	Starts in April	0%

Ecological Services Monitoring	FY 2026 Planned	Reporting Period Completed	Percent Complete
Wading Bird Rookeries (sites)	14	Starts in May	0%
Natural Community Mapping (acres)	617	Starts in February	0%
Gopher Tortoise Surveys (acres)	157	Starts in November	0%

Timber Harvests	FY 2026 Planned	Reporting Period Completed	Percent Complete
Acreage Sold	2,324	476	20%
Revenue (estimated)	\$1,429,000	\$167,000	12%

Reforestation	FY 2026 Planned	Reporting Period Completed	Percent Complete
Reforestation (acres)	248	Start in January	0%

Conservation Easements	FY 2026 Planned	Reporting Period Completed	Percent Complete
Monitor Current Easements	14	2	14%

Hydrologic & Road Maintenance	FY 2026 Planned	Reporting Period Completed	Percent Complete
Culvert Replacements	17	0	0%
Road maintenance (miles)	199	12	6%

Tract Maintenance	FY 2026 Planned	Reporting Period Completed	Percent Complete
Mowing (total miles)	1,634	0	0%
Site Maintenance (total visits)	2568	214	8%
Enhanced Patrols (hours)	800	52	7%
Sign Replacements	42	2	5%
Boundary Line Painting (miles)	100	0	0%

Special Projects

Mount Gilead Tract: EUTAW, Inc. provided an estimate for design to update and fortify the boat ramp. Project is on hold pending hurricane repairs at other sites.

Starke Bypass Mitigation Area: Site monitoring work conducted by FDOT is complete, and the 2025 Monitoring Report is expected by the end of November.

Christian Tract: The spring overlook and parking area guardrail will be installed, completing the Shirley Spring access, by December 15, 2025

Telford Spring: The parking area guardrail will be installed, completing the parking area, by December 31, 2025.

Falmouth Springs Park: Design, permitting and reconstruction of access pending funding.

Steinhatchee Falls Park: Design and permitting is complete. Renovation of the boat ramp is pending funding.

SUWANNEE RIVER WATER MANAGEMENT DISTRICT

MEMORANDUM

TO: Lands Committee

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

THRU: Hugh Thomas, Executive Director

DATE: September 2, 2025

RE: Amend Management Agreement 07/08-254 with Alachua County to add +/- 21 Acres of the Lake Alto Tract, Alachua County

RECOMMENDATION

Amend Cooperative Agreement 07/08-254 with Alachua County, authorizing the management of an additional +/- 21 acres of the District's Lake Alto Tract to Alachua County.

BACKGROUND

The District acquired the Lake Alto Tract in 1991. Alachua County (County) owns property adjacent to the District's southern boundary. In 2008, the District and County entered into an agreement to purchase additional adjacent property. Per the agreement, County has managed the additional 120 acres since the purchase in 2008. Management includes restoration and enhancement of natural resources as well as resource-based recreation.

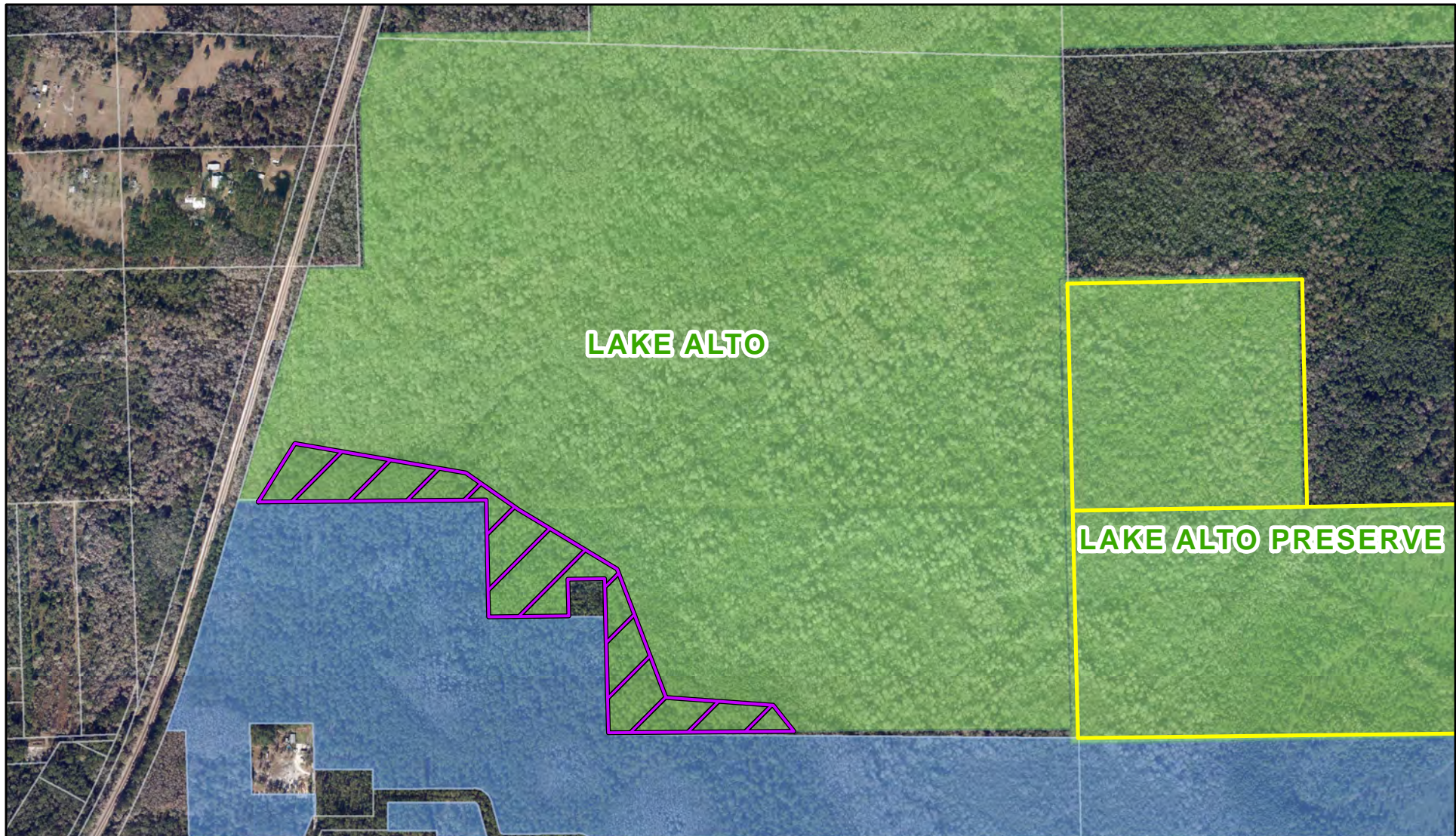
In May, the County requested adding an additional 21 +/- acres of District property to the management plan for improved management activities of both the District and the County-owned properties. This area adjoins the portion managed by County and would allow management up to the edge of the swamp.

Staff support adding this property to the management plan. There are no costs associated with the added management.

The District and County desire to amend Agreement 07/08-254 to add this parcel as part of the County's responsibility for management.

A map of the proposed property area to be managed by Alachua County is attached.

KCP/ao
Attachments

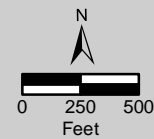
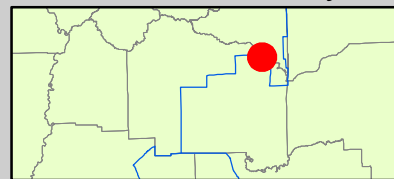


LAKE ALTO

LAKE ALTO PRESERVE

-  Lake Alto Management
-  Alachua County Parcels
-  SRWMD Tracts
-  Alachua County Owned Parcels
-  Joint Ownership - SRWMD and Alachua County

Lake Alto Management
± 21 ac
Alachua County



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 on 8/25/2025