



# Surplus Process

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Land Acquisition Department**

# District's Land Holdings

- Owns and manages approximately 1.4M acres of land.
- Most of the land is actively utilized for conservation, restoration or water resource improvement projects.
- Small percentage become surplus to District needs.
- Annual review of all real estate holdings ensures agency is devoting its assets toward its multi-faceted responsibilities.

# What are Surplus Lands?

- Lands not needed by the District for conservation, restoration or water resource projects.
- Examples:
  - Old spoil sites
  - Outside facilities boundary
  - Part of a larger acquisition
  - Conflicting use area

# District Surplus Process/Timeline

- October - Conduct annual District-wide review of lands
- Internal routing of potential surplus properties (30 days)
- Perform any necessary ecological assessments (60 days)
- Advance notice to governmental agencies before WRAC discussion
- January – WRAC Sub-committee
- February – Full WRAC
- March – Project & Lands Committee and Governing Board

# District Surplus Contingency Process

- If need arises to surplus land outside of normal procedure:
  - Internal routing (15 days)
  - Full WRAC
  - Project & Lands Committee and Governing Board

# Statutory Requirements

- Appraisal within 120 days of closing (373.089, F.S.)
- Retain oil, gas and mineral rights (270.11, F.S.)
- Initially offer to local/state government

# Additional Requirements

- Notifications to Department of Interior/US Army Corps of Engineers if appropriate
- State Funds
  - Notice to Department of Environmental Protection
  - Requirement for Ecological Assessment where Conservation Funds were used for acquisition

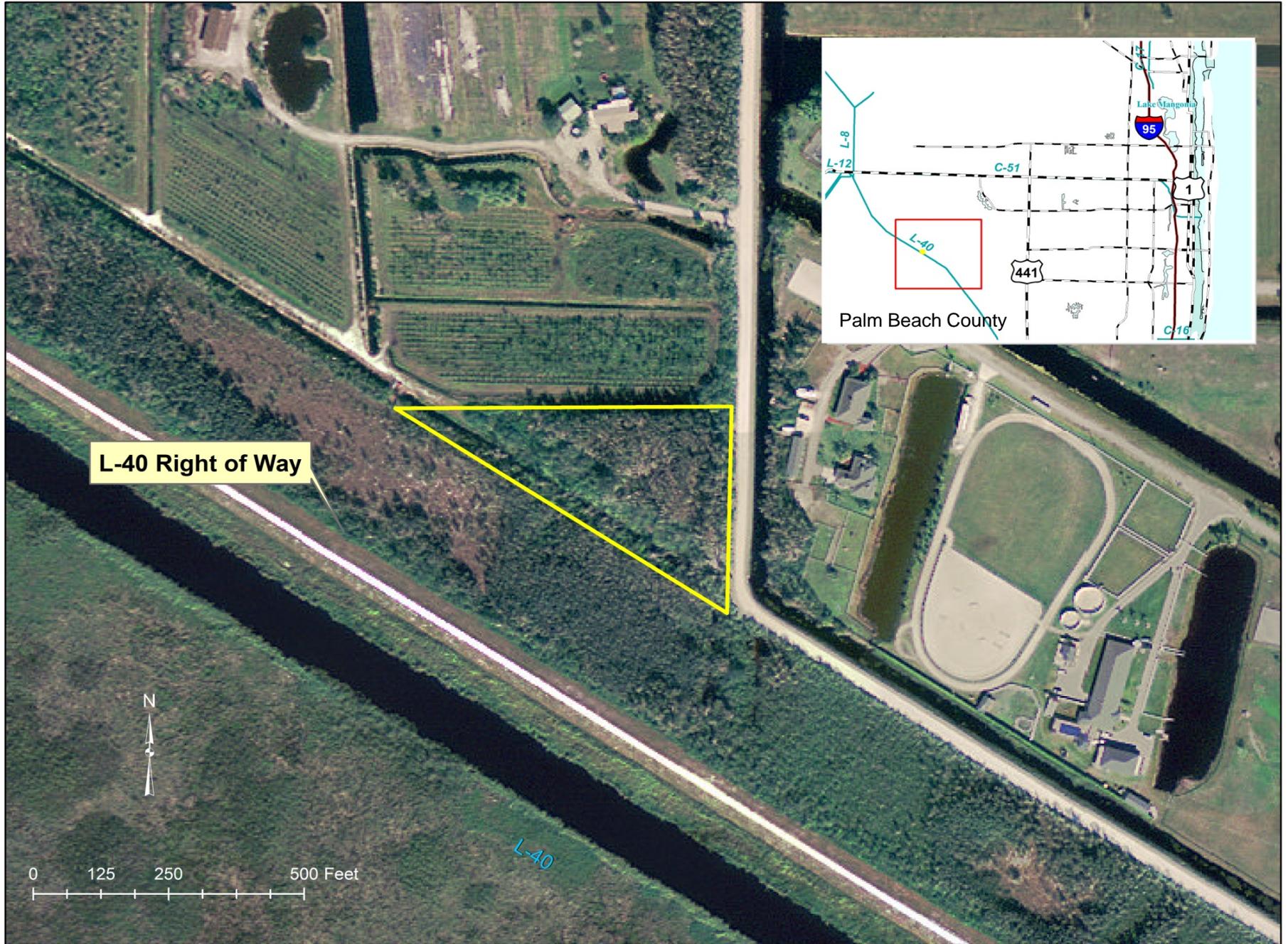
# District Proposals

- Use of revenue derived from surplus sales
  - Restrict to same basin when and where possible
  - Utilize for high priority acquisitions outside basin
- Potential deed restrictions regarding use



# POTENTIAL SURPLUS LANDS

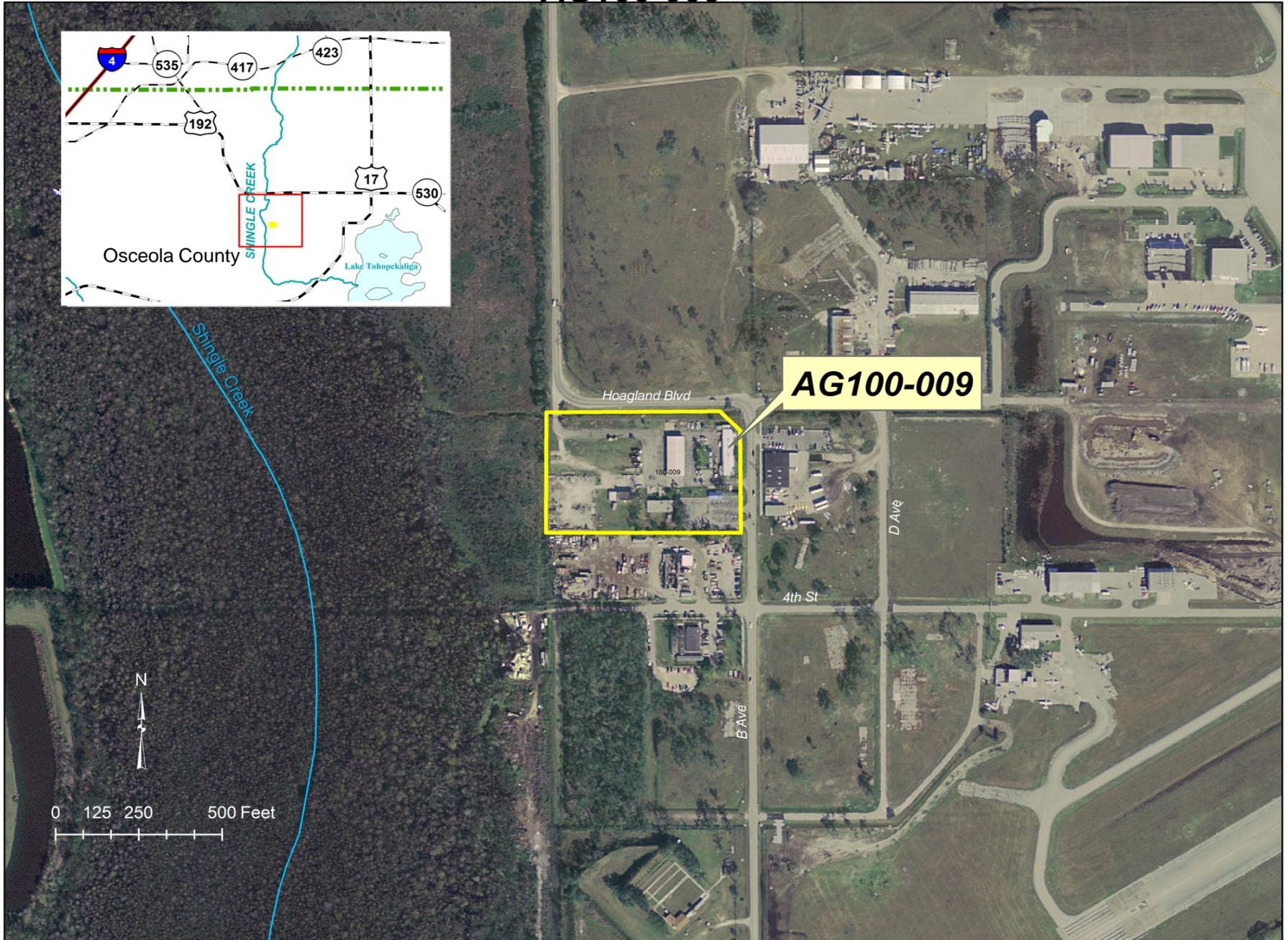
27100-063



# Tract No. 27100-063

- **Why Surplus:** Originally acquired as part of a larger tract that is included within Water Conservation Area 1 boundary.  
With the construction of the L-40 canal in this section, this portion of the tract was separated from the project.
- **Acreage:** 2.85 acres
- **Estimate of Value:** The estimated current value is \$114,000.
- **County:** Palm Beach
- **Current Zoning:** Agricultural/Residential
- **Location:** Off of S.R. 80, on Flying Cow Rd within the Village of Wellington.

# AG100-009



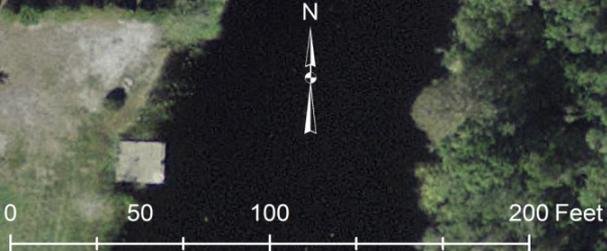
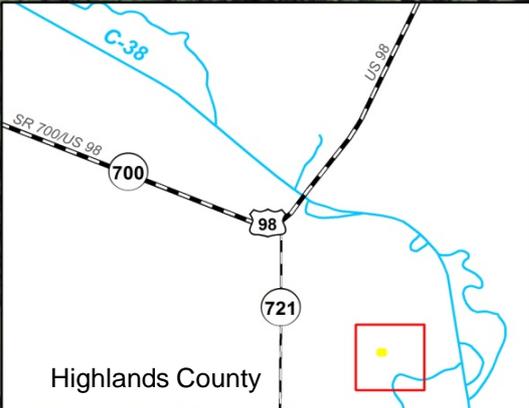
# Tract No. AG100-009

- **Why Surplus:** Former Kissimmee field station. New field station constructed at St Cloud.
- **Acreage:** 5.0 Acres
- **Estimate of Value:** The estimated current value is \$910,000 (includes improvements)
- **County:** Osceola
- **Current Zoning:** Airport Industrial
- **Improvements:** 1 office building, 3 warehouses, 1 service building (with a total of 13,442 square feet), 1 pole barn, asphalt and concrete parking areas, 6' chain link fence.
- **Location:** 80 S. Hoagland Blvd., west of Kissimmee Airport.

19103-829

Access Easement

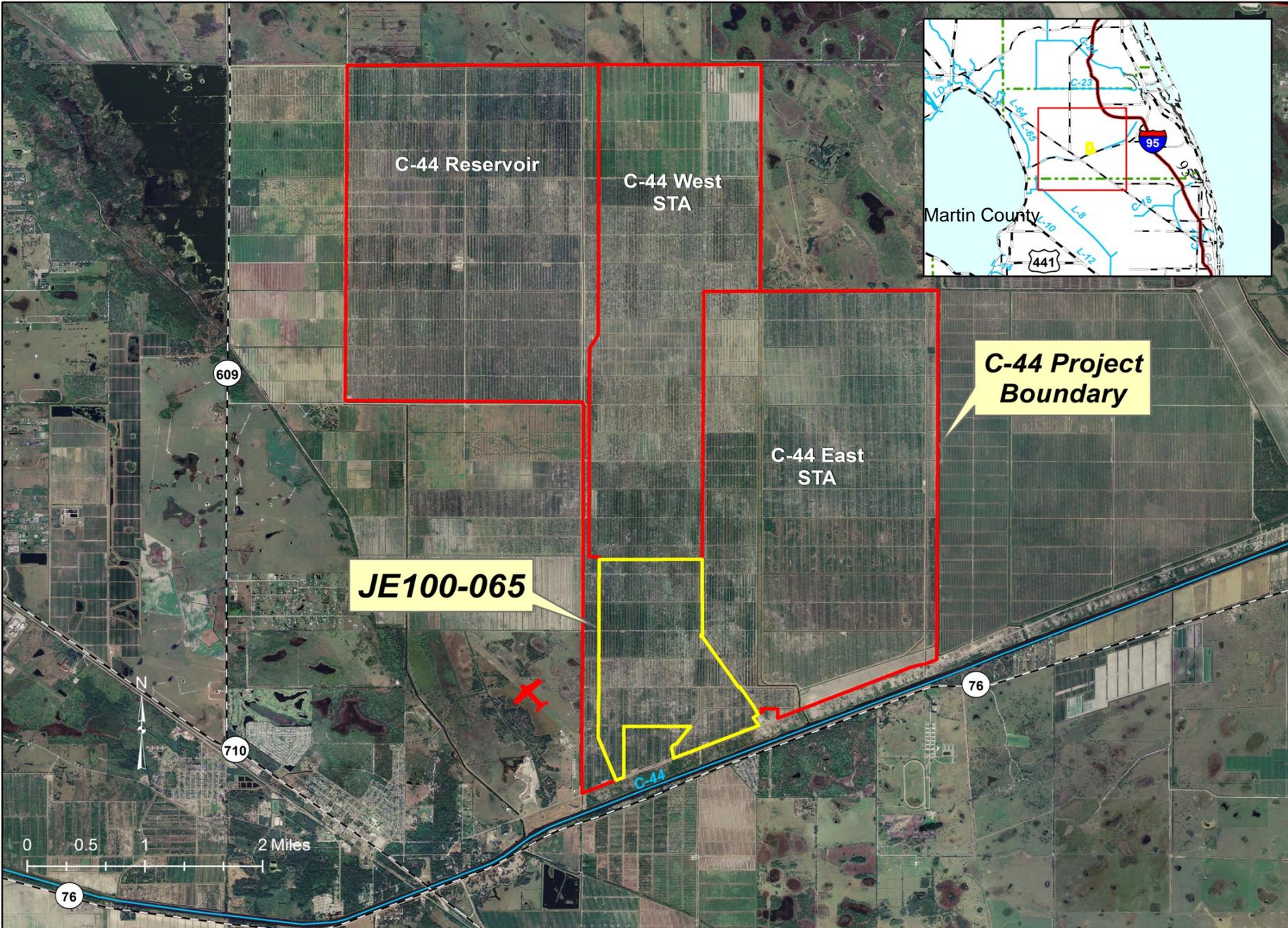
19103-829



# Tract No. 19103-829

- Why Surplus: Originally acquired for the Kissimmee River Restoration Proj.
- Improvements: Residence to be demolished prior to surplus. Easement access to the water. An ecological assessment has been completed on this tract.
- Acreage: 0.36 acres
- Estimate of Value: The estimated current value of the lot is \$10,000.
- County: Highlands
- Current Zoning: State (AU)
- Deed Restrictions: Subject to a flowage easement on the property.
- Location: Off of US 98 and CR 721, adjacent to Hidden Acres subdivision.

# JE100-065



# Tract No. JE100-065

- **Why Surplus:** Originally acquired in January 2006 for use as a reservoir or stormwater treatment area (replacement land acquired).
- **Acreage:** 1,072.22 acres
- **Estimate of Value:** The estimated current value is \$8,600,000.
- **County:** Martin
- **Current Zoning:** Agricultural (A-2)
- **Special Conditions:** This was a former citrus grove.
- **Location:** North side of Citrus Blvd., 2 miles east of Indiantown.



## 8.5 Square Mile

- **Why Surplus:** Originally acquired for the 8.5 Square Mile Project
- **Improvements:** Single family residence on three of the tracts.
- **Acreage:** 1.26 to 5.04 acres
- **Estimate of Value** Approximately \$43,000 to \$151,000 (land only). No value was estimated for improvements due to poor condition.
- **County:** Miami-Dade
- **Current Zoning:** Varies
- **Location:** West of the L-31N



**Questions?**