



Land Assessment and Surplus Update August 13, 2020

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Land Assessment And Surplus Update

- **Discussion Topics**

- **Disposition Requirements and Process**
- **Review of 2013 Comprehensive Land Assessment**
- **Completed & Pending Transactions**
- **Current Possible Surplus Lands**
- **Continuous Land Need Evaluation**
- **Dispositions Reported in FFWP Annual Update**



Surplus Requirements



- In accordance with Section 140-83(a) District lands are considered surplus when:
 - They are not required for present or future works of the District.
 - They are not required for present or future recreational development.
 - They have no apparent present or future utility in the District's land management program.
 - They have been declared surplus by the Board.

Surplus Process

- Analyze land's contribution to District's mission
- Examine uses when property was acquired
- Solicit input from Subject Matter Experts
- Potential uses including retention, potential alternative use, donation, exchange or surplus
- If proposed for possible disposition, conduct thorough due diligence including appraisal, title research and historical data
- Prepare Governing Board agenda item for consideration of recommended action



2013 Comprehensive Lands Assessment

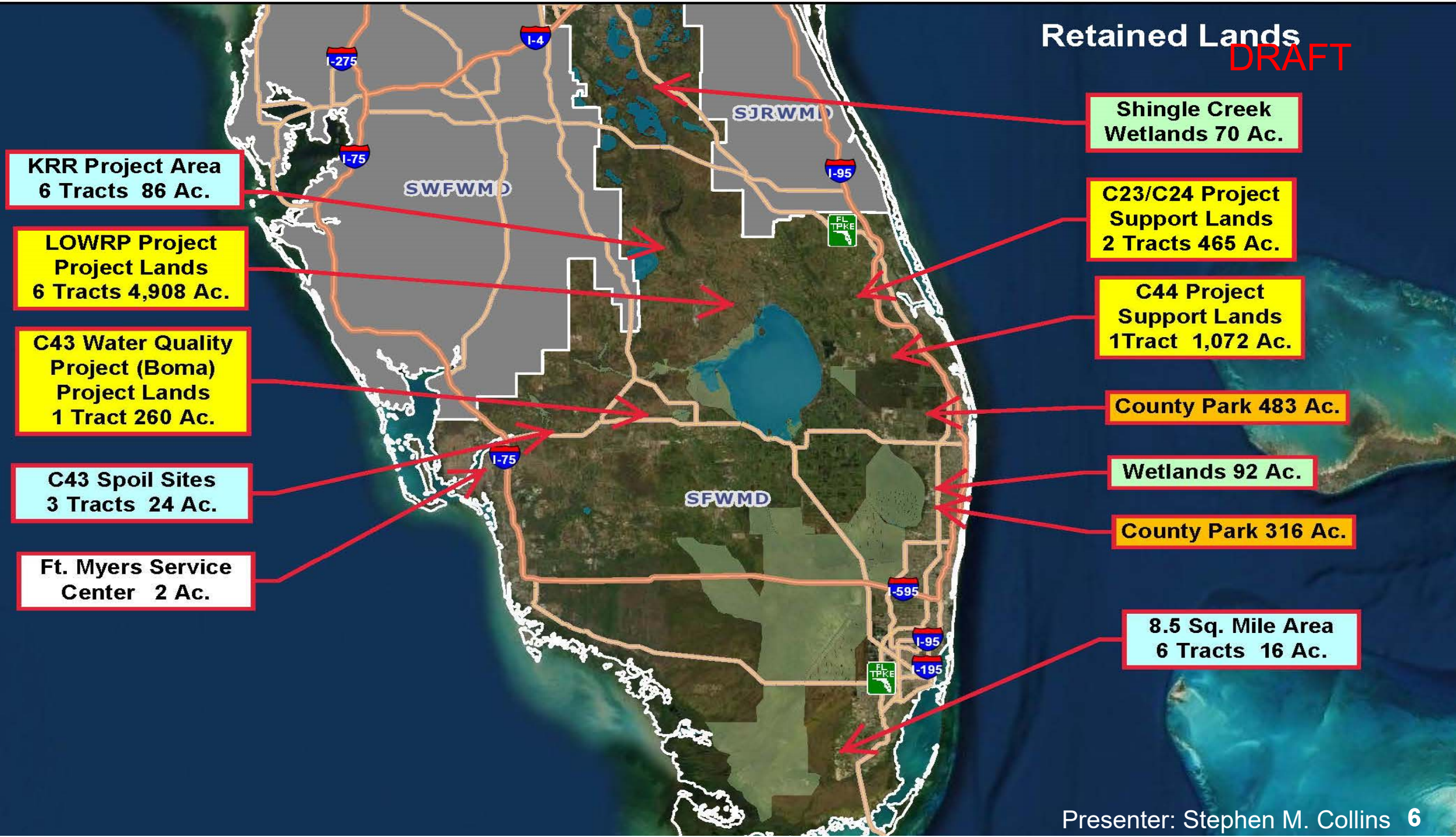
- All Fee Owned Lands Assessed > 743,000 Acres
- Board approved 21,412 acres in 2013 for further analysis:

■ Subsequent Dispositions:	<u>Acres</u>
■ Public Bid Sales	735
■ Exchanges	11,339
■ Public Agency Sales	<u>742</u>
■ Total Dispositions	12,818
■ Retained for District use	7,794
■ Remaining Lands Under Consideration	<u>800</u>
■ TOTAL	21,412



Retained Lands

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Lands Under Consideration for Surplus

- Land Under Consideration for Surplus

■ Previously approved for surplus:	<u>Acres</u>
■ Hendry County: 4 spoil sites	159
■ Palm Beach County: 1 Tract	<u>97</u>
■ Subtotal previously approved	256
■ Pending consideration:	
■ Spoil sites	533
■ Other sites	<u>11</u>
■ Subtotal pending consideration	<u>544</u>
■ TOTAL	800



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Hendry County
Spoil Sites
4 Sites
159 Acres

LaBelle

CALOOSAHAATCHEE RIVER

C43 Reservoir
(under construction)

Legend

- Possible Surplus
- SFWMD owned
- SFWMD Easement

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Palm Beach Downs
Training Center
97 Acres

WCA 1

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Lee County
Spoil Sites
6 Sites
525 Acres

TELEGRAPH SWAMP

CALOOSA HATCHEE RIVER

C43 Reservoir

Legend

- Possible Surplus
- SFWMD owned
- SFWMD Easement
- TIITF owned

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Critical CREW
Project Area

Critical CREW
Project Area

Lots Outside
Critical CREW
11 acres total

Bonita Beach Rd

Legend

-  Possible Surplus
-  Critical CREW boundary
-  SFWMD owned
-  SFWMD easement
-  TIITF owned
-  Shared ownership

Continuous Evaluation of Land Inventory



- **Determine if Non-Project Lands are needed for Alternative Uses**
 - Dispersed Water Storage
 - Water Quality Test Sites
 - Construction Project Support Sites
- **Analyze Remaining Lands for Possible Exchange or Surplus**
 - Conduct due diligence and request Governing Board action

Reporting of Land Dispositions

- Acquisition and Dispositions are included in the appropriate Section of the South Florida Environmental Report
 - Chapter 6A of Volume II. in the Florida Forever Work Plan Annual Update
 - Monthly reports to the Florida Department of Environmental Protection



Figure 1. Florida burrowing owls in Stormwater Treatment Area S/6 Cell S-3A in July 2019.

Real Estate Land Assessment Update

Discussion

