



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 DRAFT

KRR Project Area
6 Tracts 86 Ac.

LOWRP Project
Project Lands
6 Tracts 4,908 Ac.

C43 Water Quality
Project (Boma)
Project Lands
1 Tract 260 Ac.

C43 Spoil Sites
3 Tracts 24 Ac.

Ft. Myers Service
Center 2 Ac.

Shingle Creek
Wetlands 70 Ac.

C23/C24 Project
Support Lands
2 Tracts 465 Ac.

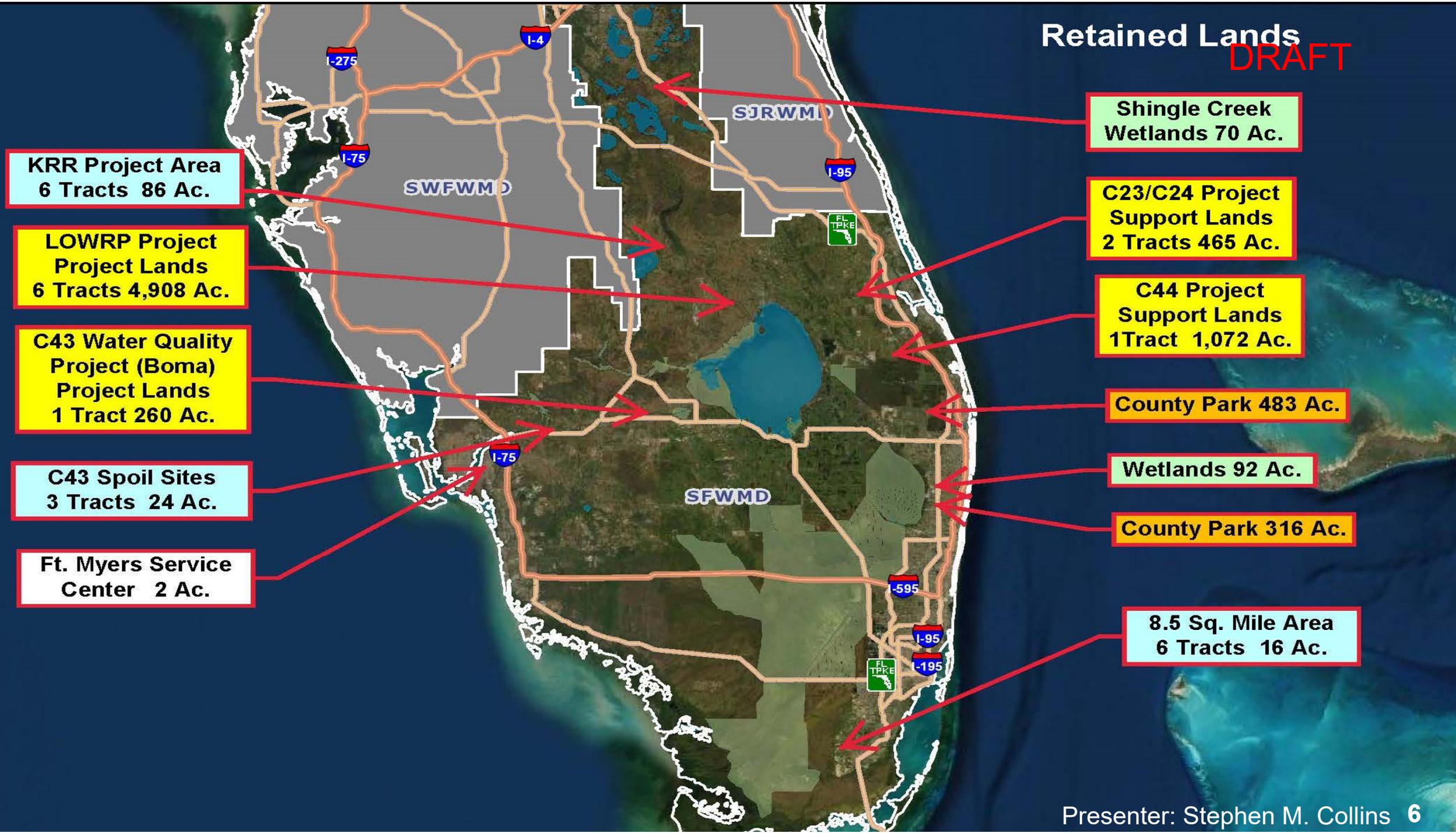
C44 Project
Support Lands
1 Tract 1,072 Ac.

County Park 483 Ac.

Wetlands 92 Ac.

County Park 316 Ac.

8.5 Sq. Mile Area
6 Tracts 16 Ac.



Lands Under Consideration for Surplus

<ul style="list-style-type: none"> ■ Land Under Consideration for Surplus <ul style="list-style-type: none"> ■ Previously approved for surplus: <table> <thead> <tr> <th></th> <th style="text-align: right;"><u>Acres</u></th> </tr> </thead> <tbody> <tr> <td> <ul style="list-style-type: none"> ■ Hendry County: 4 spoil sites ■ Palm Beach County: 1 Tract </td> <td style="text-align: right;"> <ul style="list-style-type: none"> 159 <u>97</u> </td> </tr> <tr> <td> <ul style="list-style-type: none"> ■ Subtotal previously approved </td> <td style="text-align: right;">256</td> </tr> </tbody> </table> ■ Pending consideration: <table> <tbody> <tr> <td> <ul style="list-style-type: none"> ■ Spoil sites ■ Other sites </td> <td style="text-align: right;"> <ul style="list-style-type: none"> 533 <u>11</u> </td> </tr> <tr> <td> <ul style="list-style-type: none"> ■ Subtotal pending consideration </td> <td style="text-align: right;"><u>544</u></td> </tr> </tbody> </table> ■ TOTAL 		<u>Acres</u>	<ul style="list-style-type: none"> ■ Hendry County: 4 spoil sites ■ Palm Beach County: 1 Tract 	<ul style="list-style-type: none"> 159 <u>97</u> 	<ul style="list-style-type: none"> ■ Subtotal previously approved 	256	<ul style="list-style-type: none"> ■ Spoil sites ■ Other sites 	<ul style="list-style-type: none"> 533 <u>11</u> 	<ul style="list-style-type: none"> ■ Subtotal pending consideration 	<u>544</u>	800
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Hendry County
Spoil Sites
4 Sites
159 Acres

LaBelle

CALOOSAHAATCHEE RIVER

C43 Reservoir
(under construction)

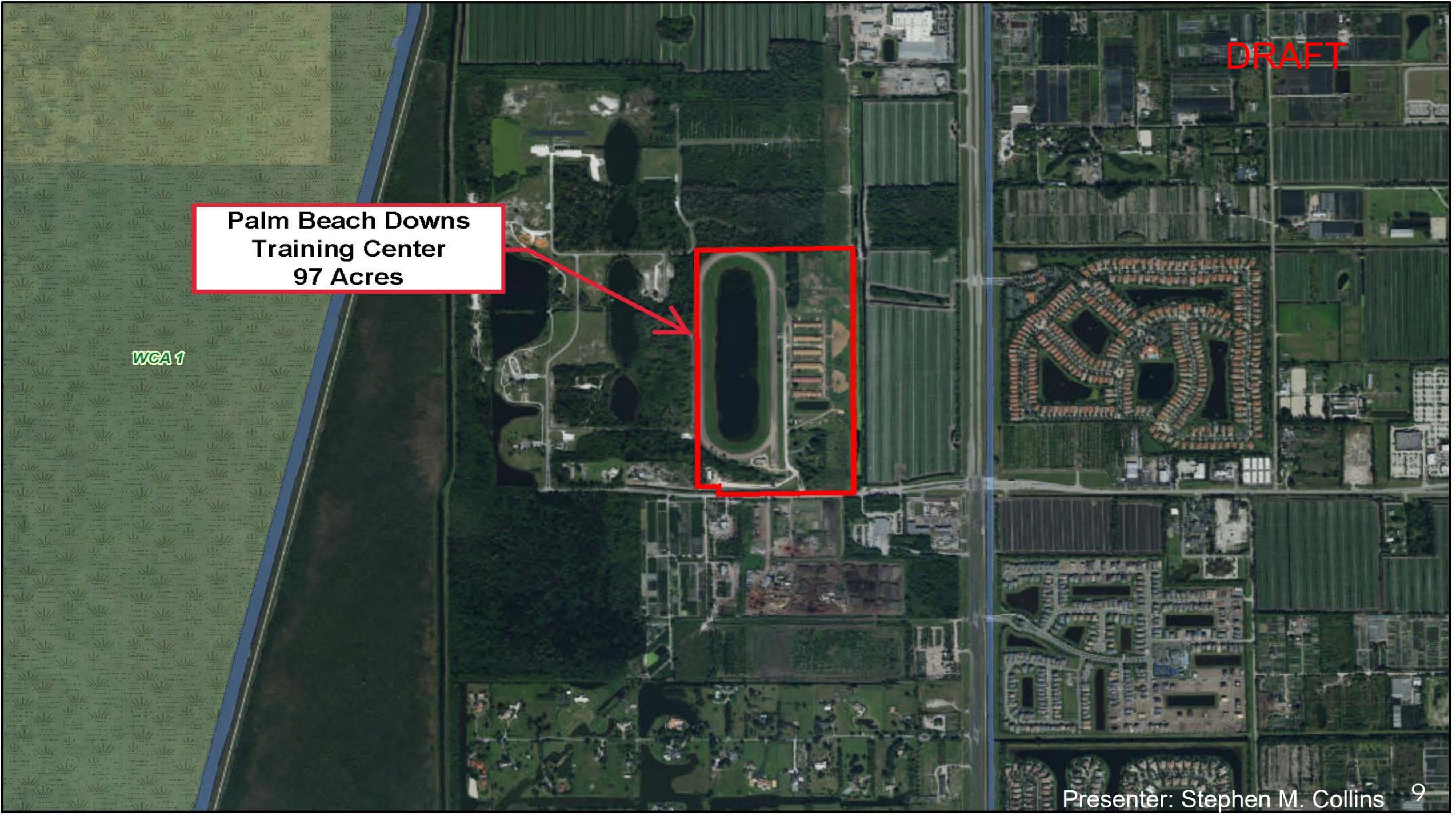
Legend

-  Possible Surplus
-  SFWMD owned
-  SFWMD Easement

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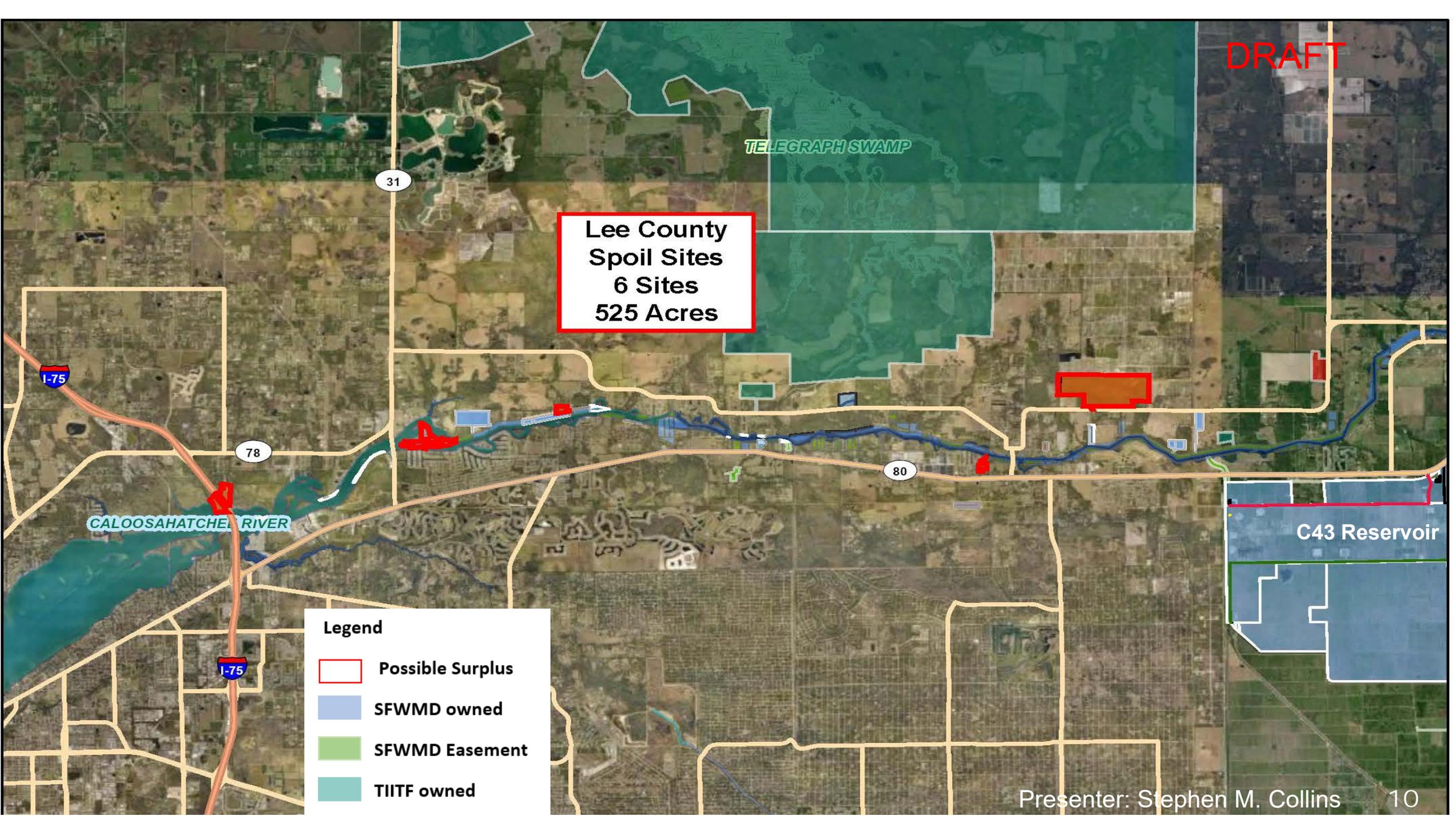
**Palm Beach Downs
Training Center
97 Acres**

WCA 1



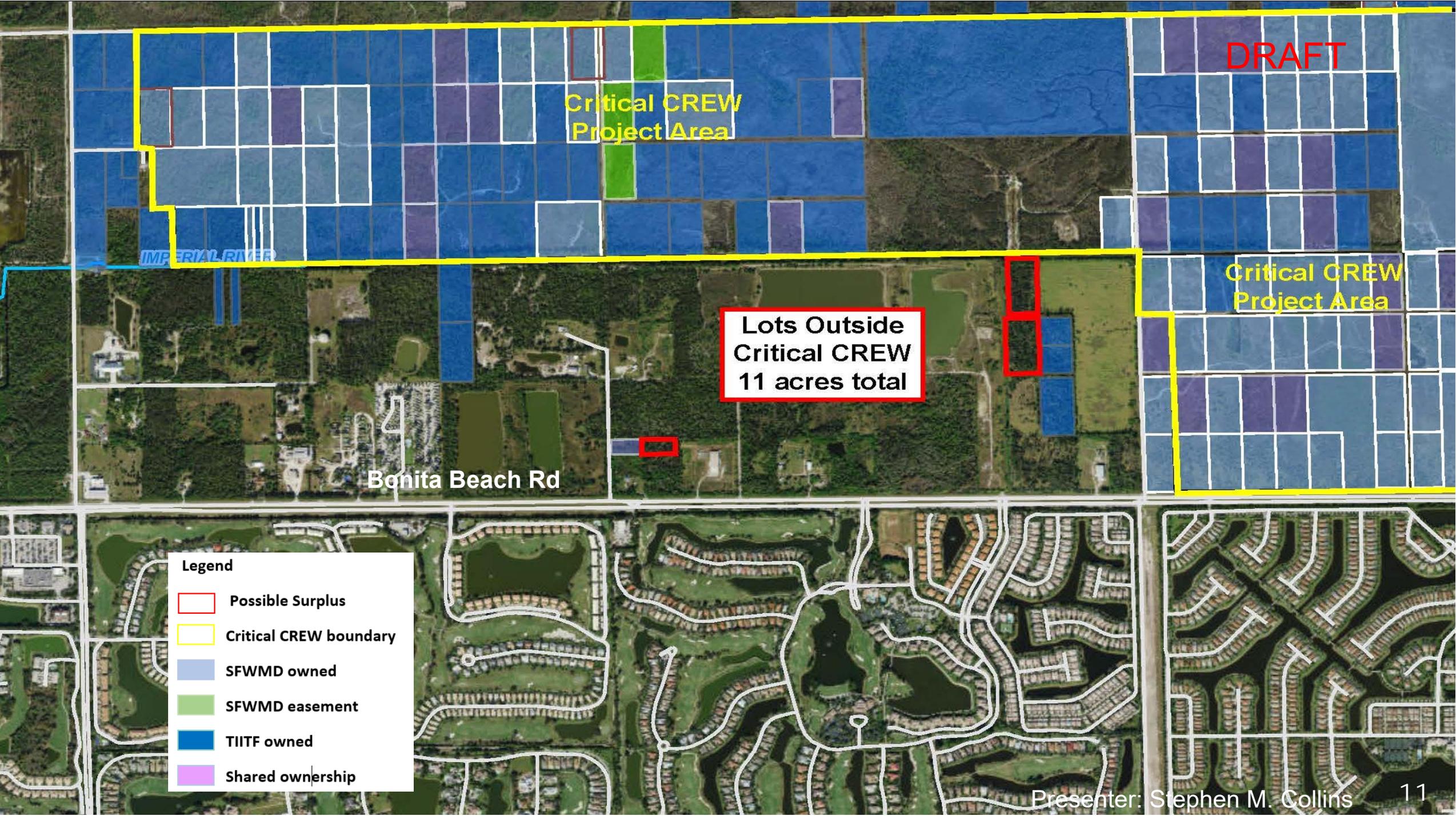
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Lee County
Spoil Sites
6 Sites
525 Acres



Legend

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



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Critical CREW Project Area

IMPERIAL RIVER

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

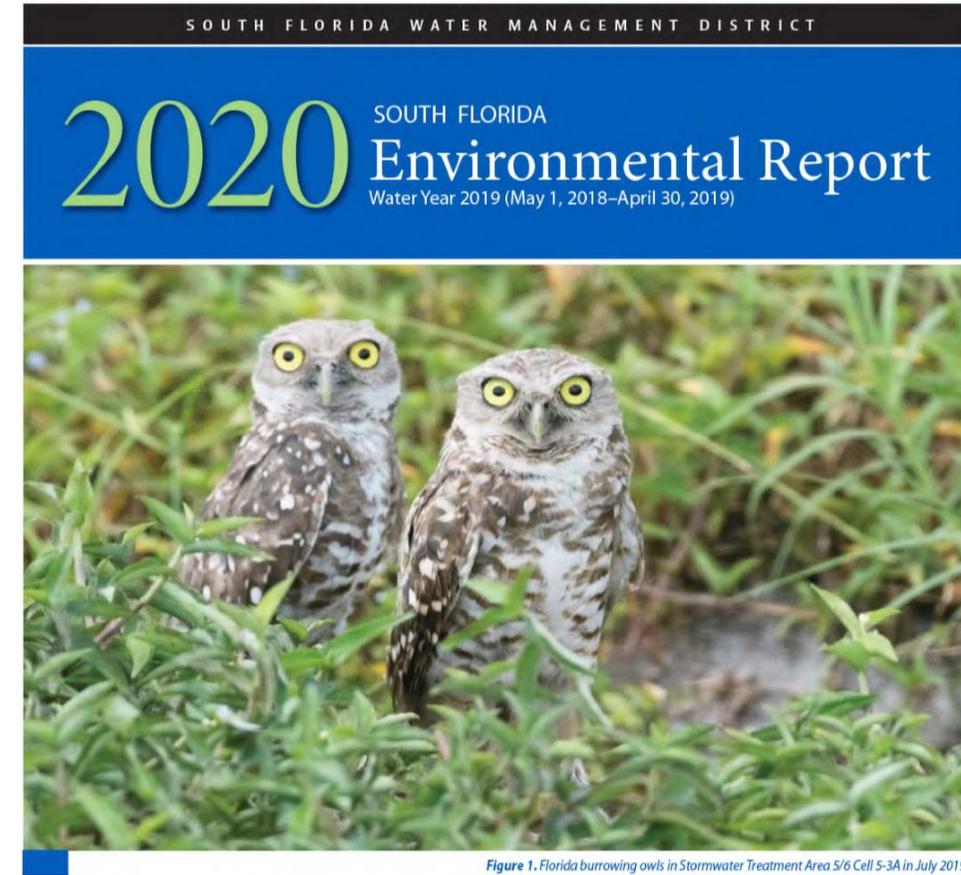


Figure 1. Florida burrowing owls in Stormwater Treatment Area S/6 Cell S-3A in July 2019.

Real Estate Land Assessment Update

Discussion

