

Governing Board Meeting  
April 10, 2014  
Item #35

**Surplus Land**  
**20.41 acres, Osceola County FL**

Ray Palmer, Real Estate Section Leader

# New Exchange/Surplus Website



## surplus

Search by Tract ID, County, Tax ID or Property Description (1 Records Found)

Find a Surplus

RECORDS HIGHLIGHTED IN GREEN ARE CURRENTLY ACCEPTING BIDS

TRACT ID ▼	ACREAGE ▼	COUNTY ▼	LOCATION ▼	PUBLIC MEETING ▼	SURPLUS APPROVAL DATE ▼	ESTIMATED MARKET VALUE* ▼	ACCEPTING BID START DATE ▼	ACCEPTING BID END DATE ▼	INSPECTION DATE ▼	MAP
<a href="#">AG100-008</a>	20.41	Osceola	3451 Canoe Creek Road, St. Cloud	03/28/2014		\$440,000.00				

\*Estimated Market Value may be updated prior to Accepting Bids

If you have any questions regarding the surplus process, please contact Ray Palmer at 561-682-246 or [rpalmer@sfwmd.gov](mailto:rpalmer@sfwmd.gov)

Click to see Map

Click for information sheet or bid package

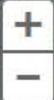
When date is entered - bid package is available and row will highlight green

## Web Page Information Link

- Sample information sheet linked to surplus property after due diligence is complete
- Link information changes to Bid Package documents when the bid notice is posted



Property:	St. Cloud – Canoe Creek Road
Tract ID:	AG100-008
Why Surplus:	Initially acquired for a proposed field station site, alternative site utilized.
Parcel ID:	262630072500010740
Acreage:	20.41 acres
Appraised Value:	\$440,000
Date of Value:	1/08/2014
Location:	3451 Canoe Creek Road, St. Cloud
Comments:	Vacant land surrounded by residential development



Single click a property to get more information.

# Web Page Map Link – Initial View

AG100-008

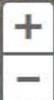
**AG100-008**

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**TRACT\_ACQUISITION\_ID:** AG100-008  
**PARCEL\_NO:**  
**ACREAGE:**  
**COUNTY\_NAME:** OSCEOLA

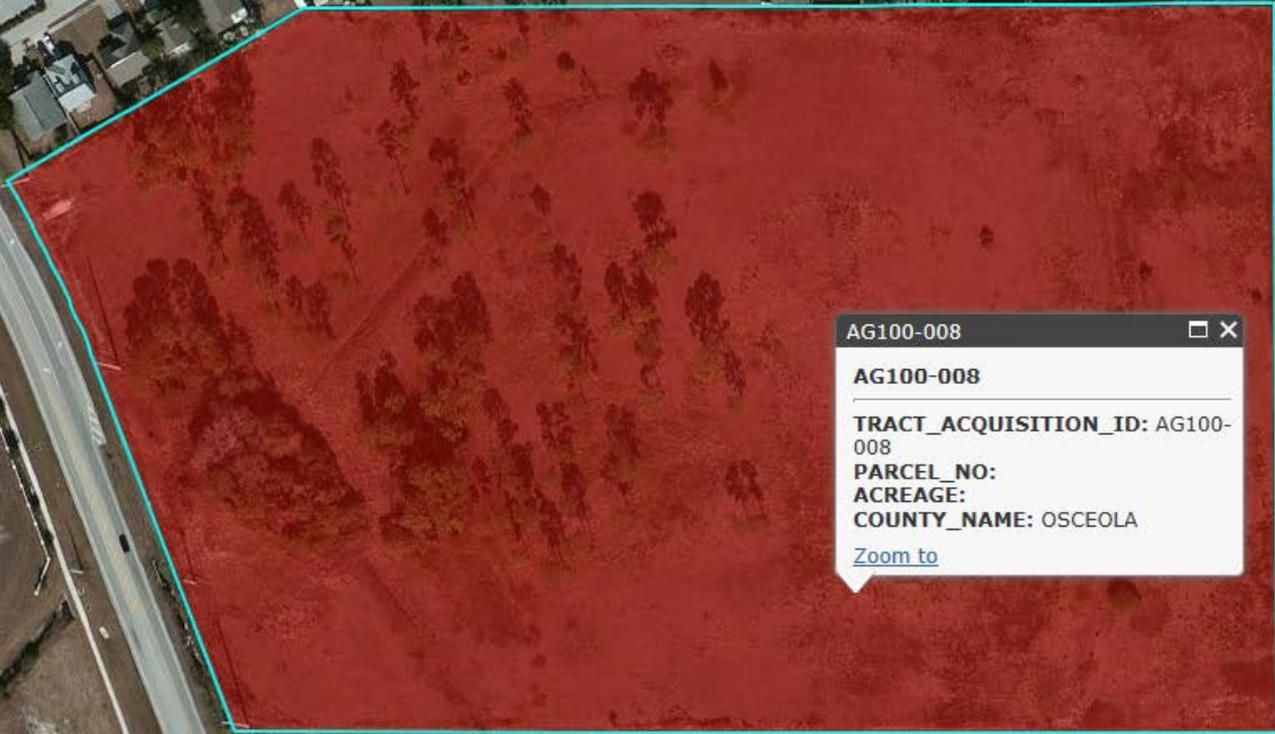
[Zoom to](#)

Click to Zoom in



Single click a property to get more information.

# Web Page Map Link - Zoom In View



AG100-008 □ ×

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**AG100-008**

**TRACT\_ACQUISITION\_ID:** AG100-008  
**PARCEL\_NO:**  
**ACREAGE:**  
**COUNTY\_NAME:** OSCEOLA

[Zoom to](#)

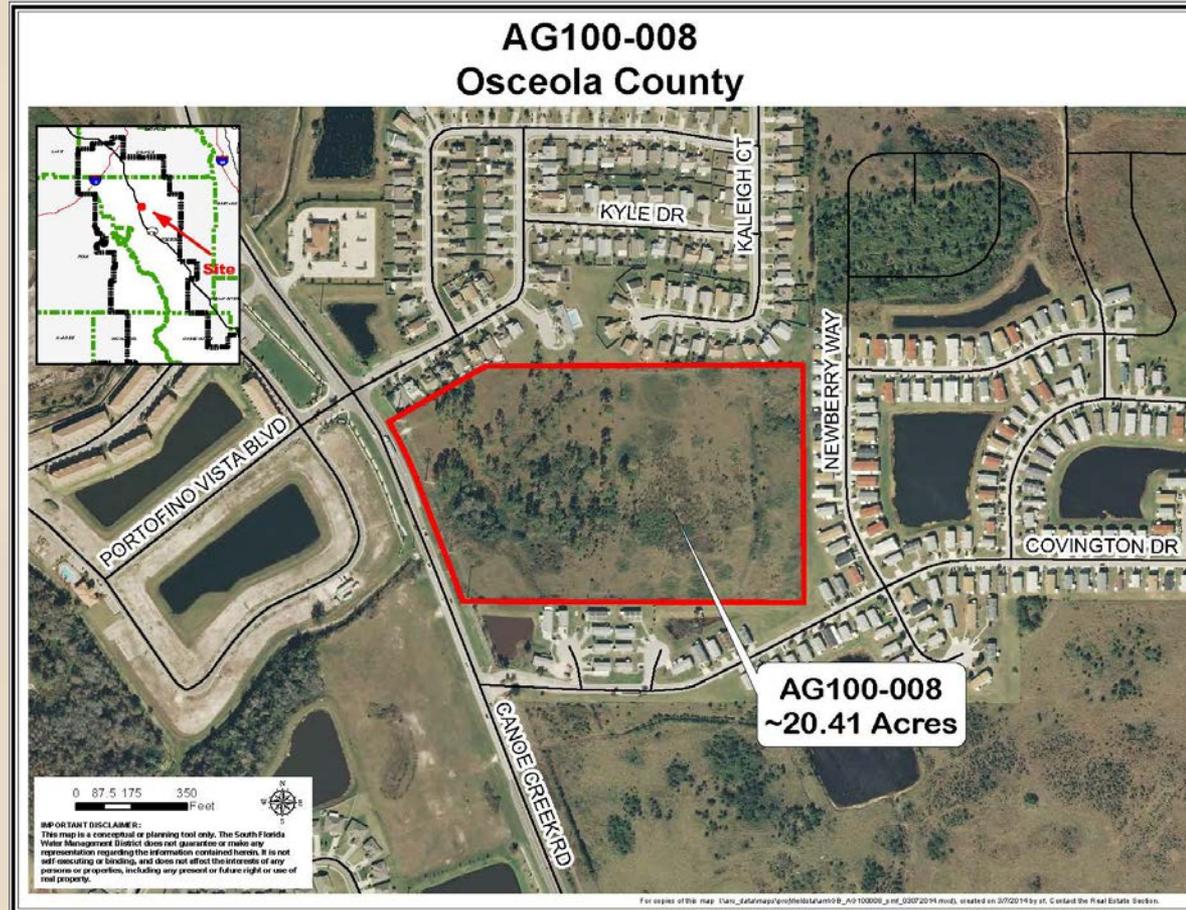
# Surplus Property Information

## Location

- 3451 Canoe Creek Road, St. Cloud

## Site Description

- Vacant 20.41 acre site.
- Surrounding land uses are mostly residential
- Active bald eagle nest onsite (property use will be subject to permit requirements, including distance buffering from nest site)



# Surplus Property Information (cont'd)

## Background

- Originally acquired for regional maintenance facility
- Field Station was later built in a different location
- Governing Board approved this site for further review for possible surplus in June 2013

## District Due Diligence

- Internal review has confirmed property not required by the District for present or future use

## Market Value Appraisal

- \$440,000
- Jan. 2014 date of value
- Update of market value appraisal will be obtained prior to surplus offering

**RESOLUTION NO. 2014-0411**

**A Resolution of the Governing Board of the South Florida Water Management District to approve declaring surplus land interests containing 20.41 acres, more or less, in Osceola County without reservation of interests under Section 270.11, Florida Statutes, together with any structures and improvements and personal property appurtenant thereto and approve offering said property to the public for bid to be sold for the highest price obtainable but not less than the appraised value; providing for an effective date.**