

Overview of 2011 Proposed Surplus Lands

*Project and Lands Committee
September 8, 2011*



Ruth P. Clements

sfwmd.gov

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
- WRAC Sub-committee
- Full WRAC
- Project & Lands Committee and Governing Board for final review and approval

SURPLUS LANDS

2010 Approved Surplus Lands – 1,088.82 Acres

- Old Kissimmee Field Station Sold - \$777,420
- Several smaller tracts scheduled for Auction

2011 – Proposed Surplus – 3,175 Acres

- Counties:
 - Glades - 421.01 acres
 - Martin - 65.18 acres
 - St. Lucie - 571.56 acres
 - Miami-Dade - 1,058 acres
 - Hendry/Lee - 674.08 acres
 - Okeechobee - 278.10 acres
 - Highlands - 86.56 acres
 - Osceola - 20.41 acres

Estimated Value: - \$40 - \$50 Million

PROPOSED SURPLUS LANDS

C-44 Spoil Sites



FF100-001
19.48 Acres ±

FF100-003
37.80 Acres ±

FF100-006
7.90 Acres ±

714 SR-714

76

1

TPK

95

5

Witham Field

Leighton Park

PALM CITY

Martin County High School

St. Lucie Shores

Crossings at Indian Run

Willoughby Golf Club

Pipers Landing County Club

Four Rivers

Orchid Bay

River Landing

Highlands Reserve

Martin Memorial Hospital South

PALM CITY BRG

SOUTH FORK ST. LUCIE RIVER

SW MAPLE RD

SE MONTEREY HWY

SE DIXIE HWY

SE INDIAN ST

SW MARTIN HWY

CRA HWY

SE COVE RD

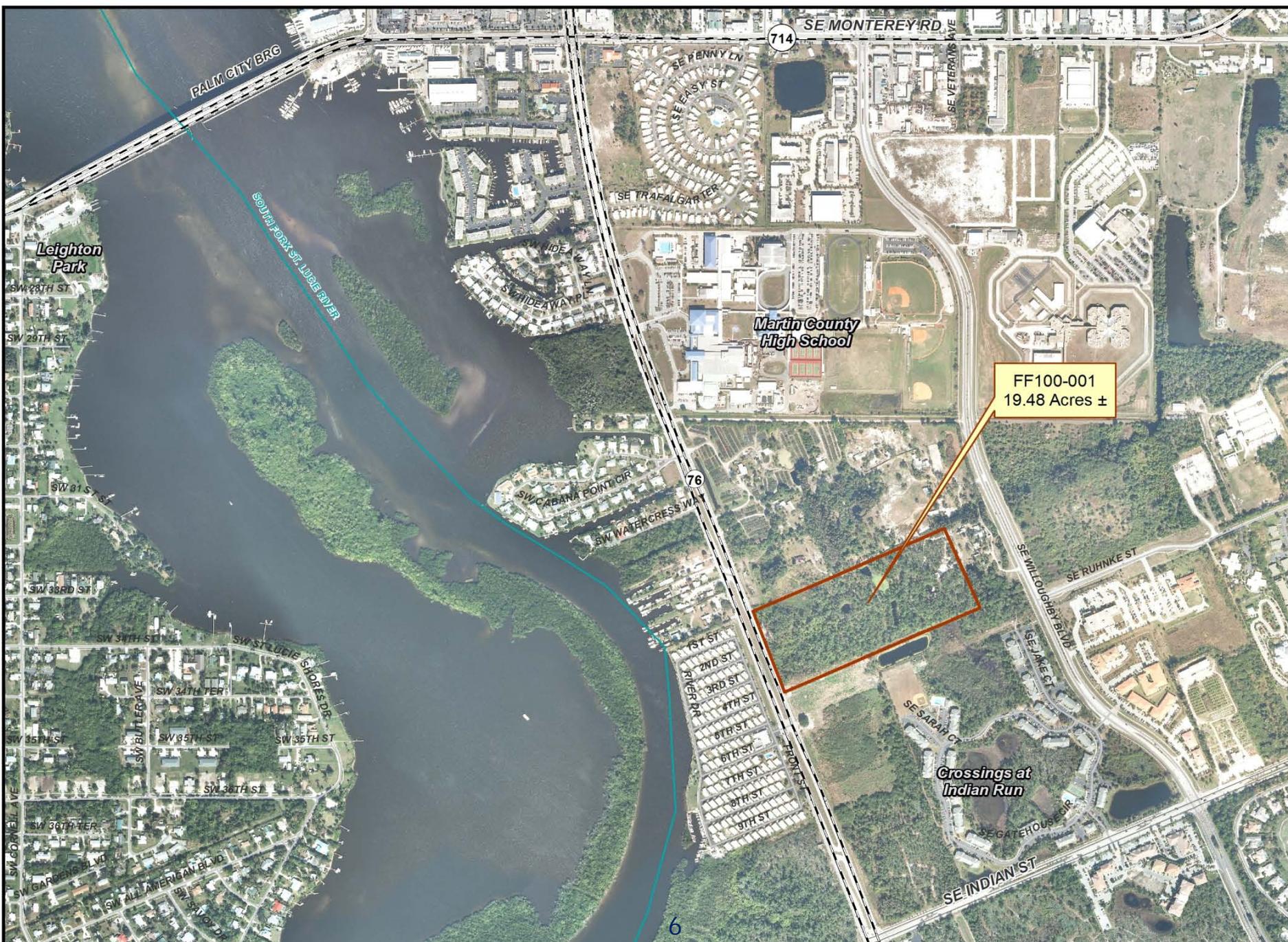
SW MARTINDOWNS BLVD

CR 773

SW HIGH MEADOWS AVE

SW MATHESS

SR 525



FF100-001
19.48 Acres ±

Leighton
Park

Martin County
High School

Crossings at
Indian Run

Property: **Stuart tract - Kanner Hwy
(C-44 Spoil Site)**

Tract: **FF100-001**

Project: **C-44 Spoil Site**

Why Surplus: **Authorized by Corps for surplus**

Acreage: **19.48**

Estimate of Value: **\$2,884,500**

County: **Martin**

Current Zoning: **A-1 AGR**

Location: **Located in Hanson Grant. East side of Kanner Hwy (SR 76), 0.8 mile south of Monterey Road, Stuart**

Comments: **Vacant land near commercial and residential development**



FF100-003
37.80 Acres ±

St. Lucie
Shores

Pipers Landing
Country Club

Four Rivers

Orchid Bay

River
Landing

SW HORSESHOE TRL

SW LA PALOMA DR

SW BEAR PAW TR

SW GOLDEN BEAR WAY

SW MANELE PL

SW BELLEFLOWER CT

SW HIGH MEADOWS AVE

SW BERRY CAVE

SW DANFORTH CIR

SW DOVE CANYON WAY

SW LAKE GROVE CIR

SW MANELE PL

SW BELLFLOWER CT

SW BALDACHIE DR

SW DANKWATER PKY

SW BROOKSIDE DR

SW LAKE BRIDGE

SW GOLDEN BEAR WAY

SW MANELE PL

SW ST LOBEK DR

SW LAKE GROVE CIR

SW MANELE PL

SW ST LOBEK DR

SW LAKE GROVE CIR

SW MANELE PL

SW ST LOBEK DR

SW LAKE GROVE CIR

SW MANELE PL

SW ST LOBEK DR

SW LAKE GROVE CIR

SW MANELE PL

SW ST LOBEK DR

SW DANKWATER PKY

SW BROOKSIDE DR

SW LAKE BRIDGE

SW GOLDEN BEAR WAY

SW MANELE PL

SW ST LOBEK DR

SW LAKE GROVE CIR

SW MANELE PL

SW ST LOBEK DR

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SW LAKE GROVE CIR

SW MANELE PL

SW ST LOBEK DR

SW DANKWATER PKY

SW BROOKSIDE DR

SW LAKE BRIDGE

SW GOLDEN BEAR WAY

SW MANELE PL

SW ST LOBEK DR

SW LAKE GROVE CIR

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TPK

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Property: Palm City - Mapp Road

Tract: FF100-003

Project: C-44 Spoil Site

Why Surplus: Authorized by Corps for surplus

Acreage: 37.80

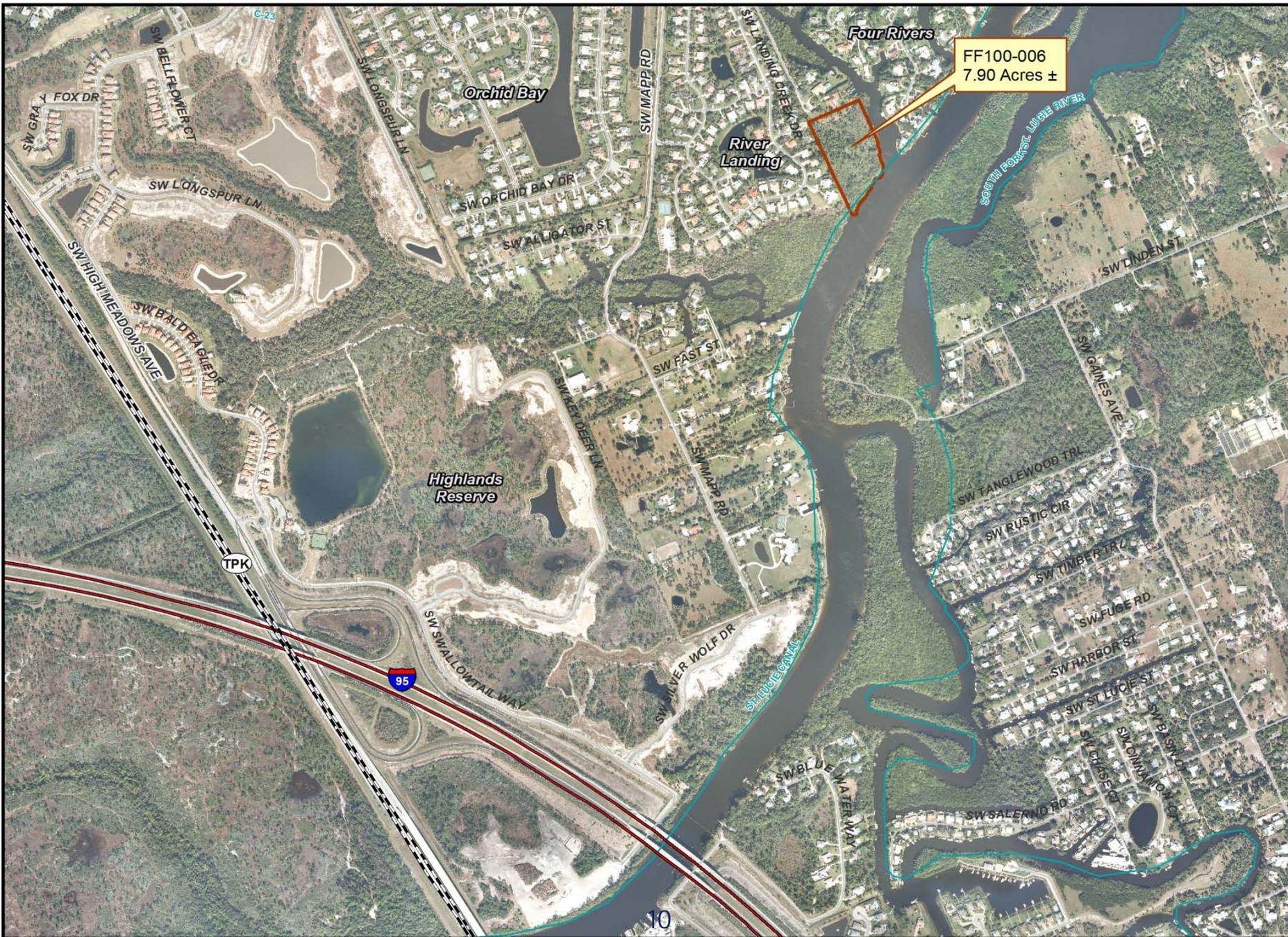
Estimate of Value: \$3,780,000

County: Martin

Current Zoning: R-2 Single Family Residential

Location: Located in Hanson Grant. East side of Mapp Road, 1/2 mile south of CR 714, Palm City

Comments: Vacant land surrounded by residential developments



FF100-006
7.90 Acres ±

Four Rivers

Orchid Bay

River Landing

Highlands Reserve

TPK

95

10

SW BELLEFLOURE CT
SW GRAY FOX DR
SW LONGSPUR LN

SW LONGSPUR LN

SW BAYD EAGLE DR
SW RICH MEADOWS AVE

SW ORCHID BAY DR

SW ALLIGATOR ST

SW FAST ST

SW LEXY DEER LN

SW MAPP RD

SW SWALLOWTAIL WAY

SW SILVER WOLF DR

SW LUCIE CANAL

SW BLUE WATER WAY

SW TANGLEWOOD TRL

SW RUSTIC CIR

SW TIMBER TRL

SW FLUCE RD

SW HARBOR ST

SW ST LUCIE ST

SW CHASE CT

SW SALENO RD

SW B SWAY CT
SW CANNONWOOD LN

SW SALENO RD

SW WINDEN ST

SW GAINES AVE

SW TANGLEWOOD TRL

SW RUSTIC CIR

SW TIMBER TRL

SW FLUCE RD

SW HARBOR ST

SW ST LUCIE ST

SW CHASE CT

SW SALENO RD

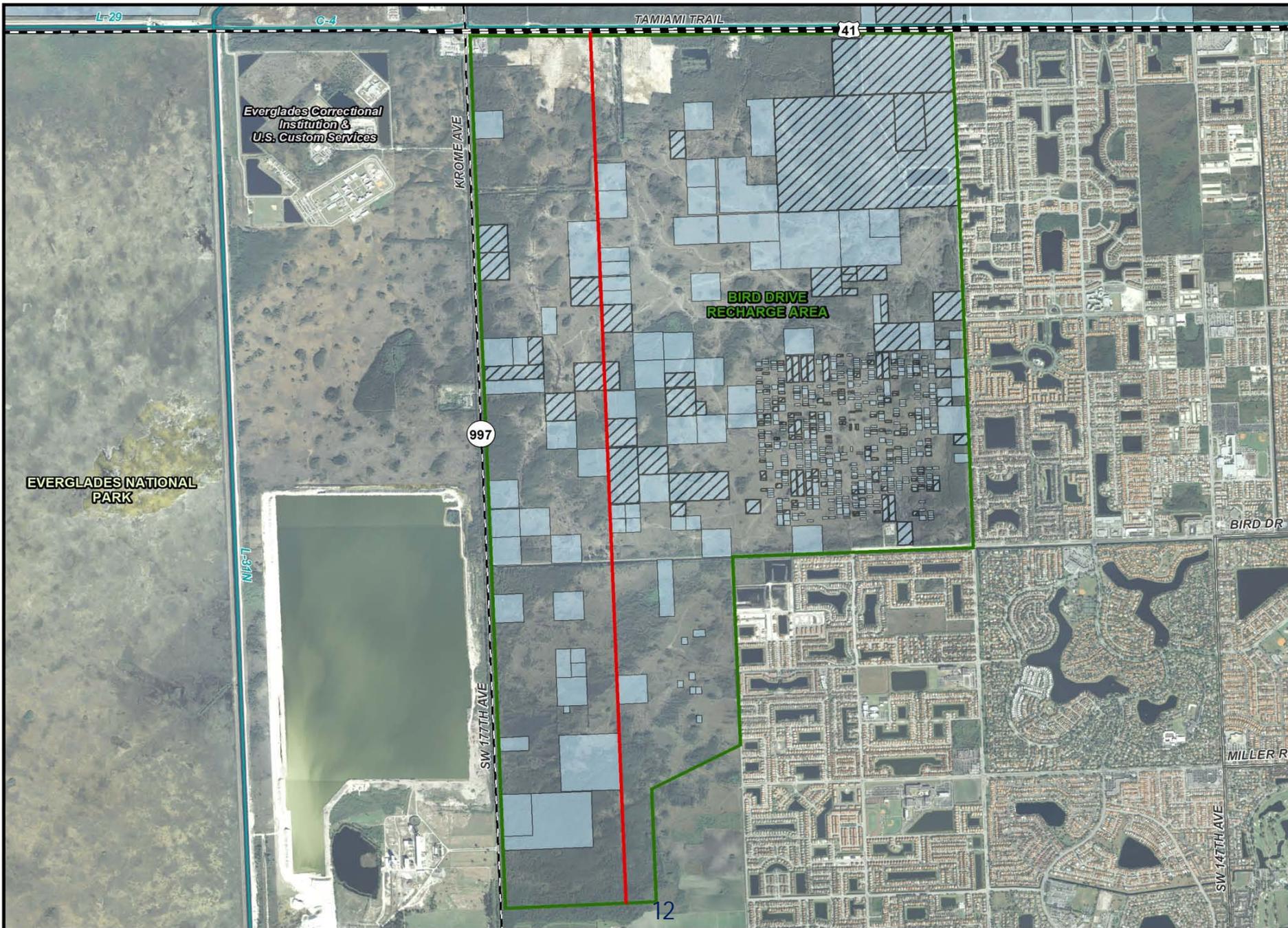
SW B SWAY CT
SW CANNONWOOD LN

SW SALENO RD

SOUTH FORK OF LUCIE RIVER

C-23

Property:	Lot 8 Hanson's Grant - Palm City (off Mapp Road)
Tract:	FF100-006
Project:	C-44 Spoil Site
Why Surplus:	Authorized by Corps for surplus
Acreage:	7.90
Estimate of Value:	\$276,500 (only water access)
County:	Martin
Current Zoning:	R-2 Single Family Residential
Location:	Located in Hanson Grant. Past the end of Whipoorwill Avenue, off the southern portion of Map Road (water access only).
Comments:	Water access only. Vacant land surrounded by residential developments.



L-29

C-4

TAMAMI TRAIL

41

Everglades Correctional Institution & U.S. Custom Services

KROME AVE

BIRD DRIVE RECHARGE AREA

997

EVERGLADES NATIONAL PARK

N-1

SW 47TH AVE

BIRD DR

MILLER RD

SW 14TH AVE

12

Property:	Bird Drive - Multiple Tracts
Tract:	See map
Project:	Bird Drive
Why Surplus:	Project no longer feasible
Acreage:	1,058.00
Estimate of Value:	\$32,800,000 (tax assessed value)
County:	Miami-Dade
Current Zoning:	Varies
Location:	618 parcel #s located south of Tamiami Trail and East of Krome Avenue.
Comments:	Project no longer viable - western 0.5 mile retained for potential future project

Hendry County C-43 Spoil Sites

GLADES COUNTY

HENDRY COUNTY

38.1 Acres

25.8 Acres

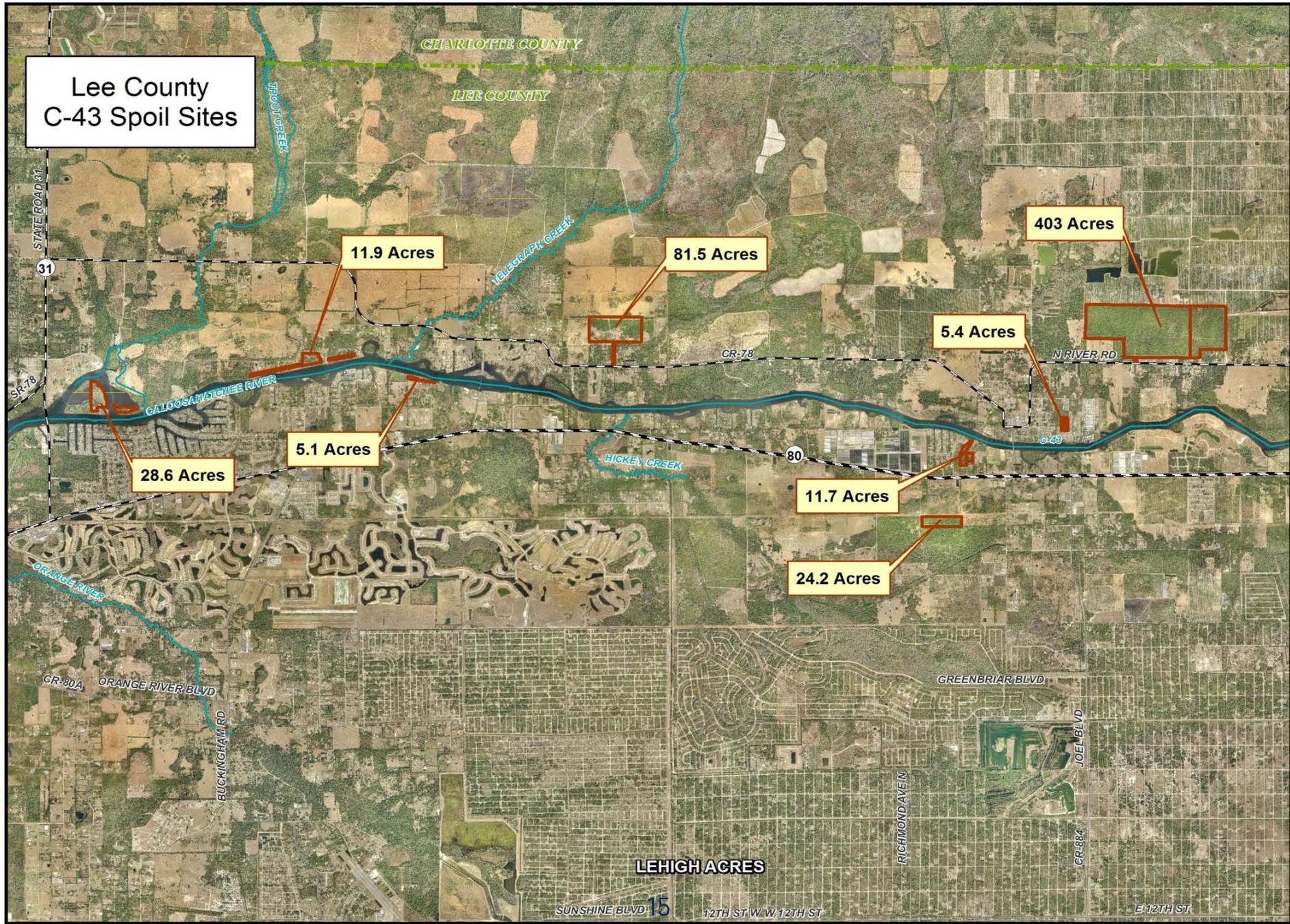
27.5 Acres

C-43

LA BELLE

CALOOSAHATCHEE RIVER (C-43)
WEST BASIN STORAGE RESERVOIR

Lee County C-43 Spoil Sites



11.9 Acres

81.5 Acres

403 Acres

5.4 Acres

28.6 Acres

5.1 Acres

11.7 Acres

24.2 Acres

CHARLOTTE COUNTY

LEE COUNTY

LEHIGH ACRES

STATE ROAD 31

SR-78

CR-78

80

ORANGE RIVER

ORANGE RIVER BLVD

BUCKINGHAM RD

GREENBRIAR BLVD

RICHMOND AVEN

JOEL BLVD

CR-804

SUNSHINE BLVD 15

12TH ST W 12TH ST

E 12TH ST

GALOOSATCHEE RIVER

TROOK CREEK

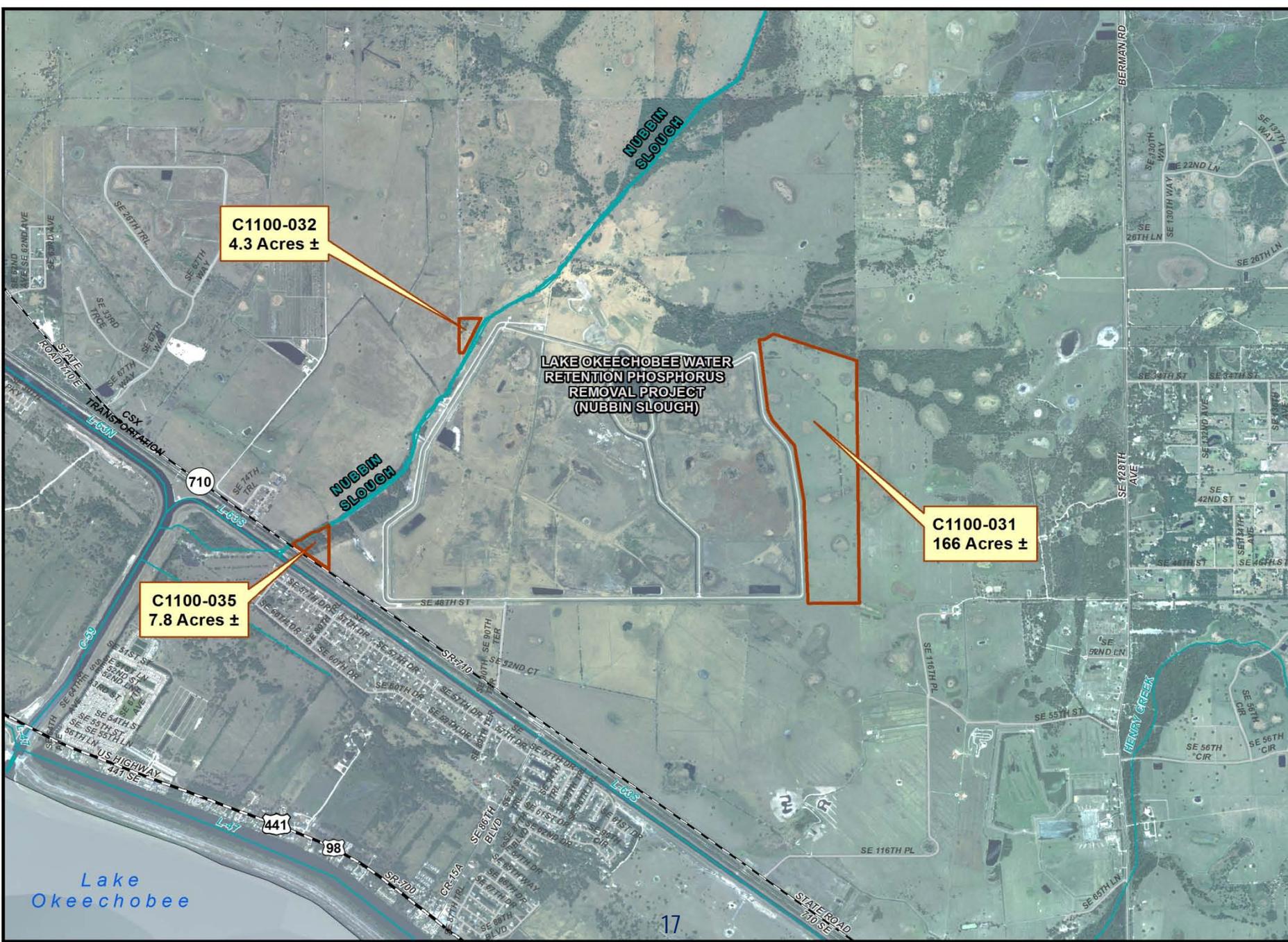
TELEGRAPH CREEK

HICKEY CREEK

N RIVER RD

C-43

Property:	C-43 Spoil Sites (11 site locations)
Tract:	See map
Project:	C-43 Spoil Sites
Why Surplus:	Authorized by Corps for surplus
Acreage:	674.08
Estimate of Value:	\$7,696,778
County:	Hendry, Lee
Current Zoning:	Varies
Location:	Various locations on or near the C-43 Waterway
Comments:	All are vacant and no longer needed for future spoil sites.



C1100-032
4.3 Acres ±

**LAKE OKEECHOBEE WATER
RETENTION PHOSPHORUS
REMOVAL PROJECT
(NUBBIN SLOUGH)**

C1100-031
166 Acres ±

C1100-035
7.8 Acres ±

Lake
Okeechobee

Property:	Nubbin Slough
Tract:	C1100-031
Project:	Lake Okeechobee Water Retention Phosphorus Removal Project
Why Surplus:	Outside project area
Acreage:	166.00
Estimate of Value:	\$83,000
County:	Okeechobee
Current Zoning:	AG
Location:	North side of Hwy 98, SE of Okeechobee
Comments:	Vacant pasture currently leased for cattle grazing. District retaining flowage easement.

Property: Nubbin Slough

Tract: C1100-032

**Project: Lake Okeechobee Water Retention
Phosphorus Removal Project**

Why Surplus: Outside project area

Acreage: 4.30

Estimate of Value: \$15,300

County: Okeechobee

Current Zoning: AG

Location: North side of Hwy 98, SE of Okeechobee

Comments: Vacant pasture land

Property:

Nubbin Slough

Tract:

C1100-035

Project:

**Lake Okeechobee Water Retention
Phosphorus Removal Project**

Why Surplus:

Outside project area

Acreage:

7.80

Estimate of Value:

\$27,700

County:

Okeechobee

Current Zoning:

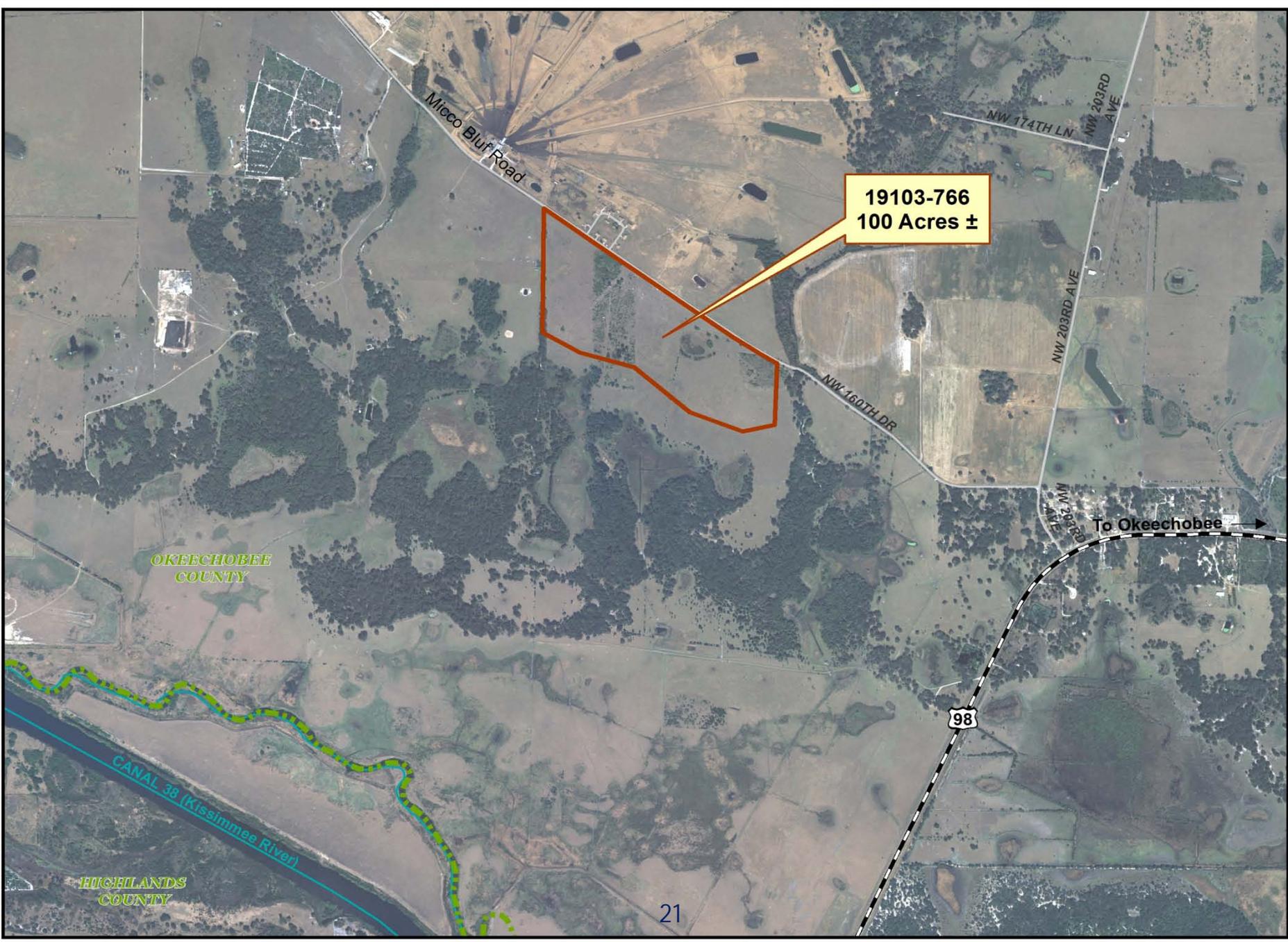
AG

Location:

North side of Hwy 98, SE of Okeechobee

Comments:

Vacant pasture land



19103-766
100 Acres ±

Micco Bluff Road

NW 174TH LN

NW 203RD AVE

NW 203RD AVE

NW 160TH DR

NW 203RD AVE

To Okeechobee →

OKEECHOBEE COUNTY

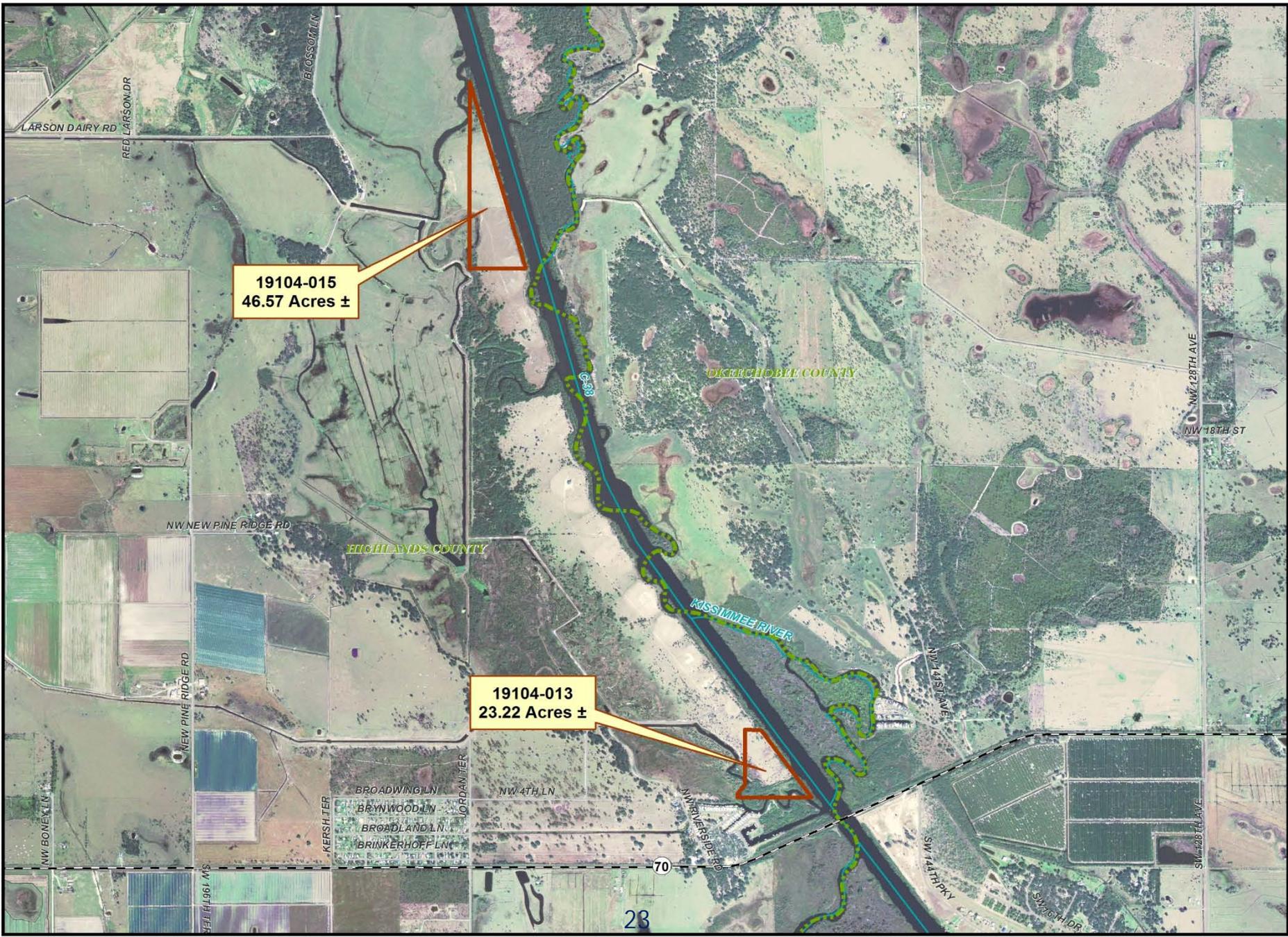
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CANAL 38 (Kissimmee River)

HIGHLANDS COUNTY

Property: Lanier - release of easement

Tract: 19103-766
Project: KR (Pool D)
Why Surplus: Outside project boundary
Acreage: 100.00
Estimate of Value: \$270,000 (easement interest only)
County: Okeechobee
Current Zoning: AG
Location: South side of Micco Road, north of Hwy 98
Comments: Vacant pasture



19104-015
46.57 Acres ±

19104-013
23.22 Acres ±

HIGHLANDS COUNTY

OKECHOBEE COUNTY

KISSIMMEE RIVER

28

70

Property: Triangle parcel on west side of Kissimmee River

Tract: 19104-015

Project: KR (Pool E)

Why Surplus: Not needed for KRR project

Acreage: 46.57

Estimate of Value: \$225,000

County: Highlands

Current Zoning: AG

Location: West side of Kissimmee River, north of Hwy 70

Comments: Vacant pasture on an old spoil site. Currently pursuing authorization from Corps to surplus.

Property: Fitch tract on west side of Kissimmee River

Tract: 19104-013

Project: KR (Pool E)

Why Surplus: Not needed for KRR project

Acreage: 23.22

Estimate of Value: \$115,000

County: Highlands

Current Zoning: AG

Location: West side of Kissimmee River, north of Hwy 70

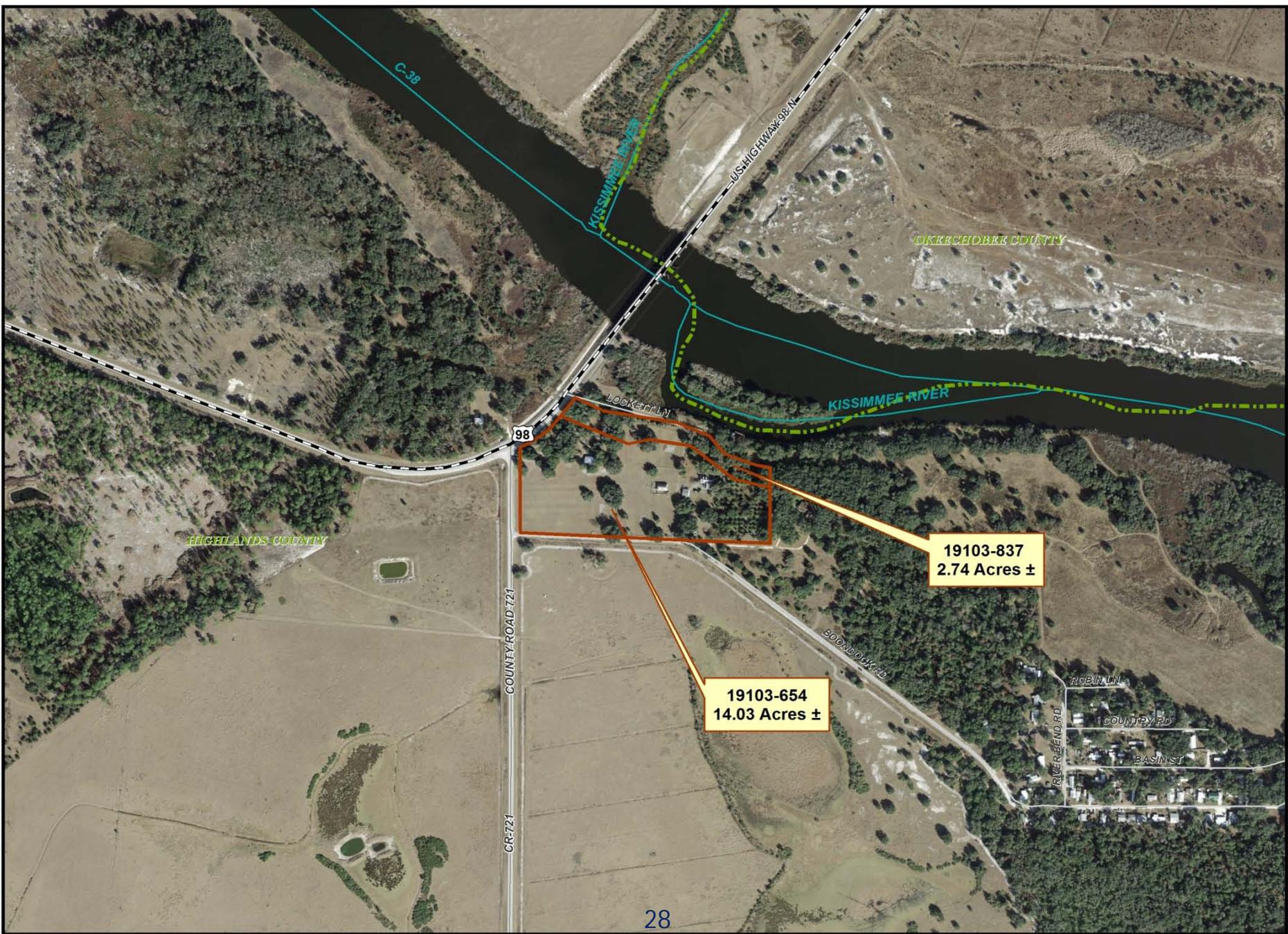
Comments: Vacant pasture on an old spoil site. Currently pursuing authorization from Corps to surplus



AG100-008
20.41 Acres ±

TPK

Property:	St. Cloud - Canoe Creek Road
Tract:	AG100-008
Project:	Former Proposed Field Station Site
Why Surplus:	Alternative site utilized
Acreage:	20.41
Estimate of Value:	\$275,000
County:	Osceola
Current Zoning:	Professional
Location:	3451 Canoe Creek Road
Comments:	Vacant land surrounded by residential developments



98

HIGHLANDS COUNTY

OKRECHOBEE COUNTY

LOCKER LN

KISSIMMEE RIVER

COUNTY ROAD 721

CR-721

BOONDOCK RD

ROBIN LN

COUNTRY RD

BASIN ST

RIVER BEND RD

19103-837
2.74 Acres ±

19103-654
14.03 Acres ±

Property: Lockett Estate

Tracts: 19103-654 and 19103-837

Project: KR

Why Surplus: Outside project boundary

Acreage: 16.77

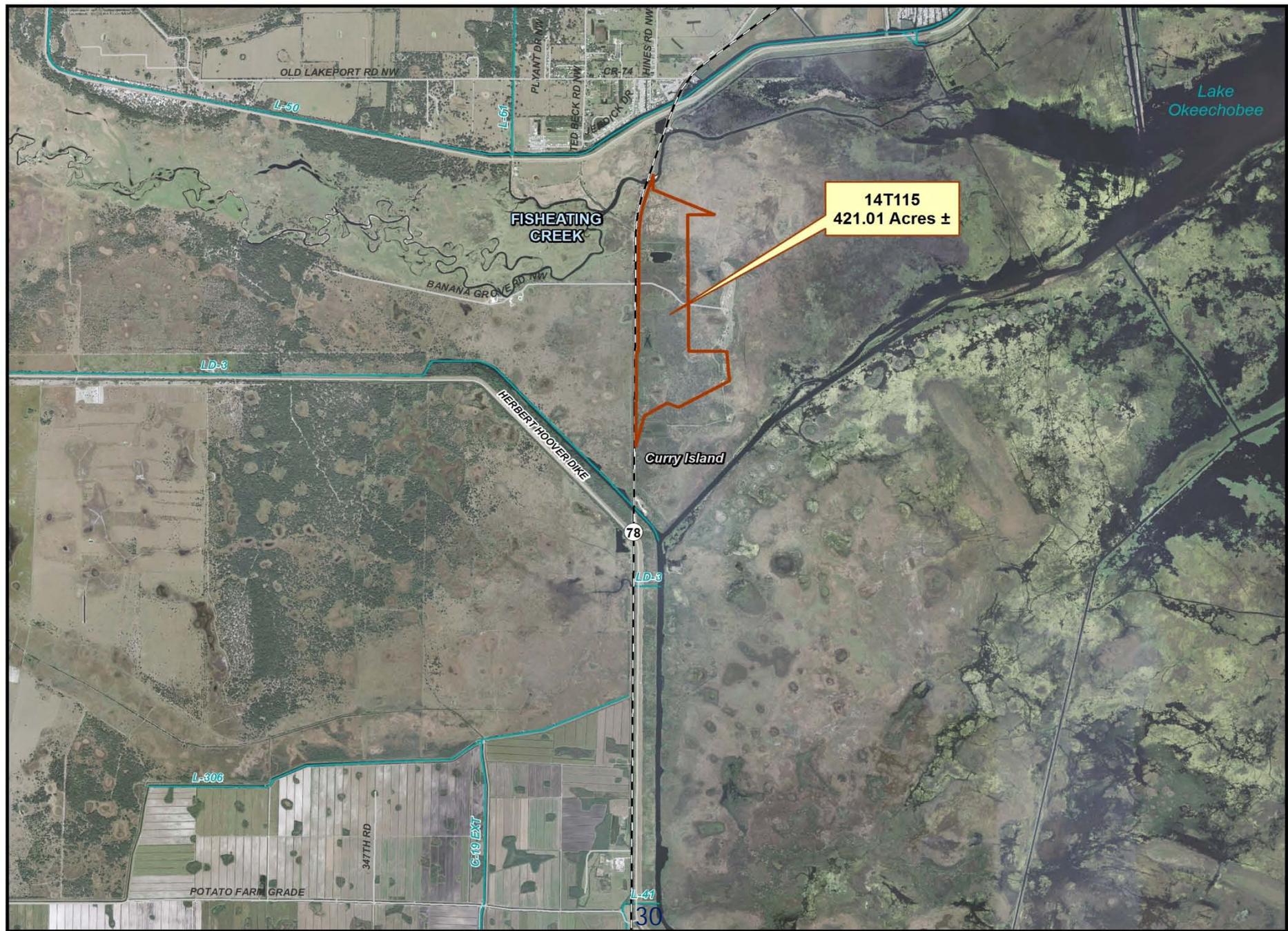
Estimate of Value: \$200,000

County: Highlands

Current Zoning: Non-Ag (Conservation)

Location: SE corner of Hwy 98 and CR721

Comments: Proposed surplus donation to USFWS for use within proposed Northern Everglades Refuge



14T115
421.01 Acres ±

FISHEATING
CREEK

Curry Island

HERBERT HOOVER DIKE

78

LD-3

LD-3

L-306

347TH RD

POTATO FARM GRADE

C-19 EXT

L-41

30

Lake
Okeechobee

OLD LAKEPORT RD NW

PULVANT DR NW

TED BECK RD NW

BONICK DR

CR-74

HINES RD NW

BANANA GROVE RD NW

Property: Curry Island

Tract: 14T115

Project: Fisheating Creek

Why Surplus: Transfer to Glades County for recreation

Acreage: 421.01

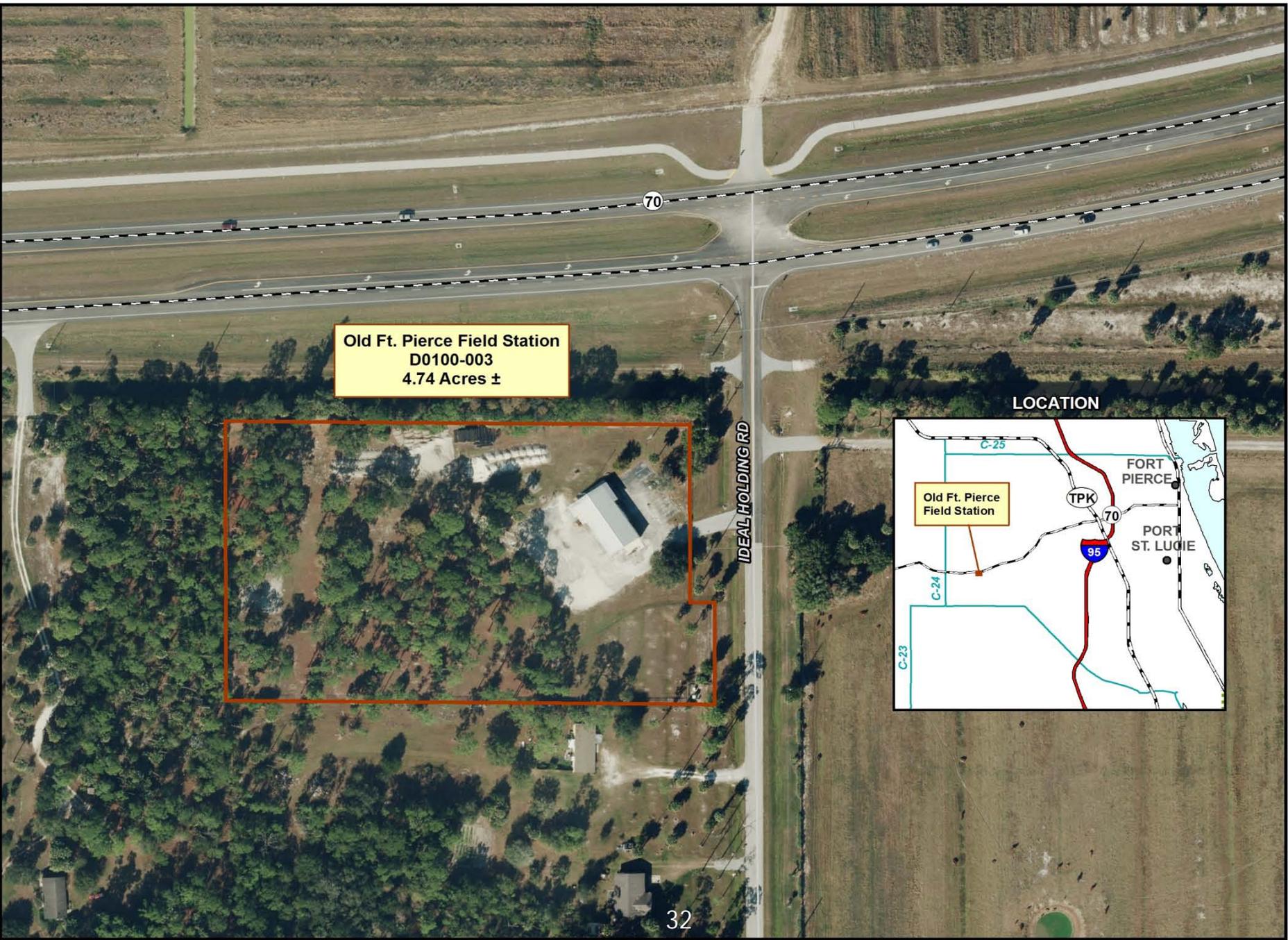
Estimate of Value: \$704,480

County: Glades

Current Zoning: Non-Ag (Conservation)

Location: East side of Hwy 78 within the Fisheating Creek corridor

Comments: Deed to contain Reverter if not utilized for recreation



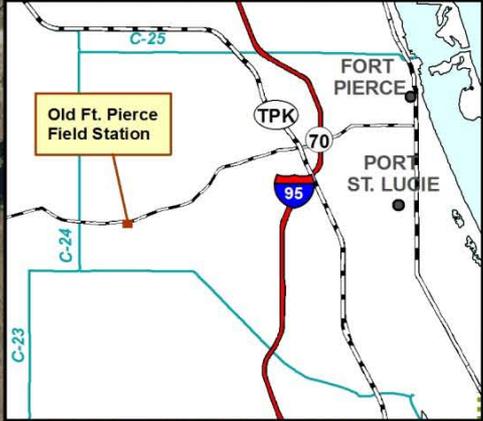
Old Ft. Pierce Field Station
D0100-003
4.74 Acres ±



IDEAL HOLDING RD

70

LOCATION



Old Ft. Pierce
Field Station

FORT
PIERCE

PORT
ST. LUCIE

TPK

70

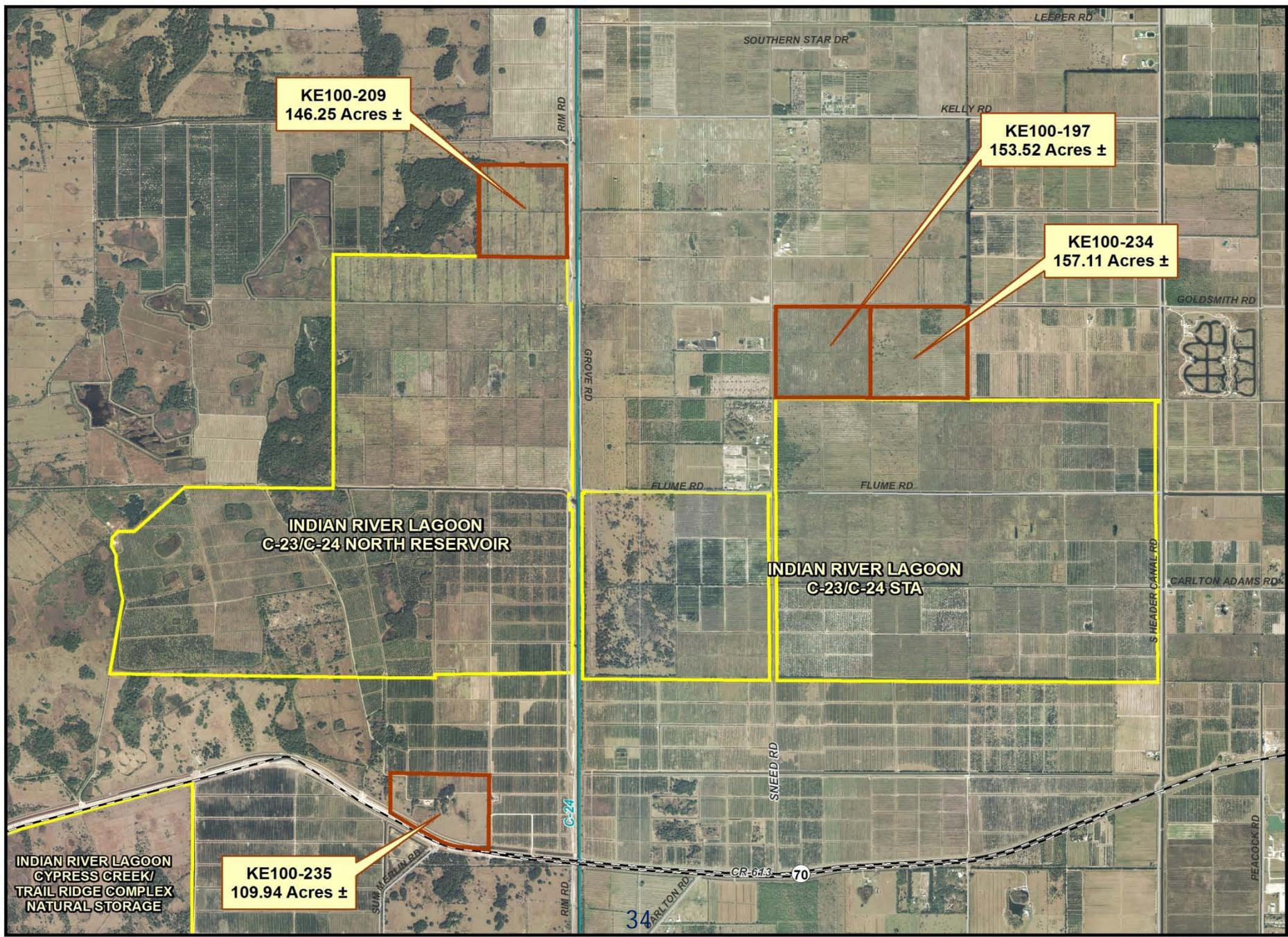
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C-25

C-24

C-23

Property:	Old Ft. Pierce Field Station off SR 70
Tract:	D0100-003
Project:	Ft. Pierce F.S.
Why Surplus:	Not currently used for a field station
Acreage:	4.74
Estimate of Value:	\$125,000
County:	St. Lucie
Current Zoning:	AG-5
Location:	SW corner of Hwy 70 and Ideal Holding Road
Comments:	Metal building and fuel tanks on site



KE100-209
146.25 Acres ±

KE100-197
153.52 Acres ±

KE100-234
157.11 Acres ±

KE100-235
109.94 Acres ±

INDIAN RIVER LAGOON
C-23/C-24 NORTH RESERVOIR

INDIAN RIVER LAGOON
C-23/C-24 STA

INDIAN RIVER LAGOON
CYPRESS CREEK/
TRAIL RIDGE COMPLEX
NATURAL STORAGE

SOUTHERN STAR DR

LEPPER RD

KELLY RD

RIM RD

GROVE RD

FLUME RD

FLUME RD

GOLDSMITH RD

S HEADER CANAL RD

CARLTON ADAMS RD

SNEED RD

C-24

SUMMIT RD

RIM RD

34 CARLTON RD

CR-613 70

PEACOCK RD

Property: Graves Bros. tract

Tract: KE100-197

Project: C23/C24 STA

Why Surplus: Outside project boundary

Acreage: 153.52

Estimate of Value: \$880,000

County: St. Lucie

Current Zoning: AG-5

Location: East side of Sneed Road (SR 613), 2.5 miles north of SR 70

Comments: Pasture (previously a citrus grove)

Property:	Bros. Four tract
Tract:	KE100-209
Project:	C23/C24 North Reservoir
Why Surplus:	Outside project boundary
Acreage:	146.25
Estimate of Value:	\$560,000
County:	St. Lucie
Current Zoning:	AG-5
Location:	West side of C-24 Canal, 1.75 miles south of SR68
Comments:	Pasture (previously a citrus grove)

Property: Equus Tract

Tract:	KE100-234
Project:	C23/C24 STA
Why Surplus:	Outside project boundary
Acreage:	157.11
Estimate of Value:	\$880,000
County:	St. Lucie
Current Zoning:	AG-5
Location:	0.5 mile east of Sneed Road (SR 613) 2.5 miles north of SR70
Comments:	Pasture (previously a citrus grove)

Property:	Adams tract
Tract:	KE100-235
Project:	C23/C24 North Reservoir
Why Surplus:	Outside project boundary
Acreage:	109.94
Estimate of Value:	\$760,000
County:	St. Lucie
Current Zoning:	AG-5
Location:	North side of SR 70, 0.5 mile west of C-24 Canal
Comments:	Pasture and citrus grove, 2 residences, shop, fuel tanks - SR70 frontage