

February 2017



just the FACTs

This fact sheet is provided as a reference to encourage a greater understanding of the various issues related to managing water in South Florida.



For more information on this subject, scan this QR code using a barcode reader app on your smartphone.



sfwmd.gov
South Florida Water Management District
3301 Gun Club Road
West Palm Beach, Florida 33406
561-686-8800 • 1-800-432-2045
www.sfwmd.gov

MAILING ADDRESS: P.O. Box 24680
West Palm Beach, FL 33416-4680

Surplus Lands for Sale

The South Florida Water Management District acquires land for the purpose of helping the agency meet its mission of environmental restoration, flood control and water resource development and protection. A comprehensive land assessment completed in September 2013 determined that about 3 percent of District-owned properties are no longer needed for mission-related projects. Lands that are designated for surplus may be (a) offered for public bid; (b) conveyed by the District to another governmental entity; or (c) used in potential real estate exchange transactions.

Land Assessment Background

- A [comprehensive land assessment](#) was conducted to ensure that each parcel is being put to its most effective use for South Florida's taxpayers.
- The first phase of the open and transparent process was a thorough review of nearly 750,000 acres of fee-owned lands.
- Current land uses were determined to be appropriate for 97 percent of the properties, with a small percentage of lands recommended for potential exchange or surplus.
- The SFWMD Governing Board directed staff to conduct further analysis and due diligence regarding those parcels.
- A number of actions must occur prior to the solicitation of any public bids, including detailed ecological assessments, current appraisals, communications with local governments, notifications to adjacent landowners, a public noticed meeting and Governing Board approval.

Public Bid Notification and Submittal Process

- A legal notice of intention to sell any SFWMD land through public bids will be published for three consecutive weeks in local newspapers and online at www.sfwmd.gov/surplusland.
- An online surplus lands database enables users to find a variety of information about each surplus property, including the complete bid package information and solicitation deadlines (when bids are active).
- Adhering to state statutes, the time period for the open bid process from the initial published notice through acceptance of bids, bid award and closing on the property will vary with respect to each surplus property, but will be less than 360 days.
- Surplus lands placed for public bid will be sold for the highest price obtainable but not less than the appraised value.
- A deposit will be required as part of the bid submission, and the District will retain the deposit from the winning bidder. Deposits from other bidders will be returned.

For More Information

- Visit www.sfwmd.gov/surplusland for frequently asked questions, a list of current real estate opportunities and any open bid solicitations.
- For more information or questions, email the District's real estate team at surplusland@sfwmd.gov.