

# Disposition of State Lands and Facilities 2012 Annual Report

*Florida Department of Environmental Protection  
Division of State Lands*

*Florida Department of Management Services  
Division of Real Estate Development and Management*

*October 1, 2012*



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# Disposition of State Lands and Facilities

## I. Body of Report

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### A. Background and Purpose

Chapter 2010-280, Laws of Florida (SB 1516), created Section 216.0153, F.S., requiring the Department of Environmental Protection (DEP) and the Department of Management Services (DMS) to provide a report to the Governor and Legislature by October 1 of each year, listing real property disposition candidates. Due to the November 16, 2010, final passage of SB 1516, DEP and DMS provided this report as an interim version in March 2011. Since the interim version, a final report was submitted on October 1, 2011, and we are now providing the annual report for October 1, 2012 (hereinafter referred to as the Annual Report). The Annual Report includes state-owned land and buildings compiled by DEP and DMS for disposition.

Links to the 2011 Interim and Final reports:

<http://www.dep.state.fl.us/lands/sb1516.htm>

[http://www.dep.state.fl.us/lands/sb1516\(2\).htm](http://www.dep.state.fl.us/lands/sb1516(2).htm)

### 1. Disposition Process

State-owned property must go through a specific process before it can be disposed, pursuant to statute and rule. The steps vary depending on the agency owning the land and whether the property is conservation land or non-conservation land.

### 2. Interagency Collaboration

As the statewide custodian of real property information, DEP is responsible for development, maintenance and required reporting for the new comprehensive system of all state-owned real property, known as the Florida State Owned Land and Records Information System (FL-SOLARIS). DEP is working together with DMS, Department of Revenue (DOR), Department of Financial Services (DFS), County Property Appraisers, Agency for Enterprise Information Technology (AEIT), and the Board of Governors (BOG) on the development of the FL-SOLARIS comprehensive real property database which is planned to be fully operational in February 2013.

In addition to the development of FL-SOLARIS, DEP, and DMS collaborated closely with nearly 50 state government entities and numerous cities and counties in the development of this report.

### 3. Scope of the October 2012 Disposition Report

This Annual Report lists state-owned property with potential for disposition in Attachment A in three categories:

- a. Under Contract/In Negotiations – *Contract negotiations are in process for the surplus property, or it is currently under contract for sale;*
- b. Active – *The property is in the surplus process (being noticed, value determination, available for sale, or is actively being marketed for sale);*
- c. Possible Surplus/To Be Determined (TBD) – *The surplus property has potential to become “Active” yet is currently in a review process, or has yet to be reviewed.*

Two additional lists in this report (Attachments B and C) show transactions occurring between July 1, 2011, and June 30, 2012. The DEP Sales Report of Board of Trustees property (Attachment B) itemizes each of the 18 properties sold, and Board of Trustees Real Property (Leases) Re-lease Activity Report (Attachment C) is a list of properties for which the management lease has been transferred from one state agency or government entity to another or was surplus.

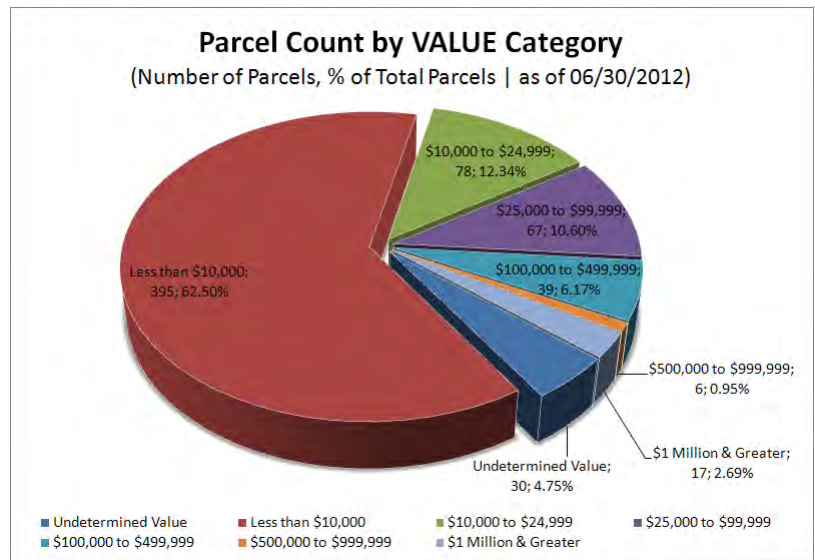
DEP: Data regarding conservation land is being evaluated for this and future reporting. Due to this ongoing process, not all candidates have been evaluated to the point where they can be included in this October 2012 report.

DMS: For the purpose of this report, the terms “buildings” and “facilities” are used interchangeably. Chapter 2010-280, Laws of Florida, requires agencies to submit facility information to DMS by July 1 of each year. DMS worked closely with the agencies in using the information gathered to identify additional disposition candidates. This year, state agencies submitted facility information for the first time through the FL-SOLARIS Facility Inventory Tracking System (FITS). Agencies identified 555 facilities as candidates for disposition (Attachment A – 2011 Facilities). Of these facilities, 552 are situated on 21 parcels of land which are identified as candidates for disposition in Attachment A – (BOT and Non BOT Data) of this report. The three remaining facilities were determined not to be true candidates for disposition and are not associated with any state lands that have been identified in this report.

## B. Findings

### 1. Overview

As of July 1, 2012, the report contains a total of 632 surplus or possible surplus properties, containing an estimated 5,700 acres with an estimated value of \$169 million. Of the 632 properties, there are approximately 24 that are improved with some sort of facility with an estimated value of \$131.2 million. These values do not reflect possible revenue as all values are



estimated or based on assessed value provided by the county property appraisers, and it may not reflect the actual appraised value of the facility if taken to market. In addition, many of the properties may be leased by state universities, community colleges, or state agencies. These 24 improved properties represent less than 4 percent of the total parcel count but 78 percent of the total estimated value. These numbers will constantly change due to ongoing evaluations, newly identified surplus properties, property re-leased to agencies, universities and community colleges in the noticing process, ongoing negotiations and dispositions of property.

## 2. Attachment A

For this report, State-owned property is categorized as either that owned by the Board of Trustees of the Internal Improvement Trust Fund (Board of Trustees, or BOT as shown on Attachment A) or other State property (non-Board of Trustees). Due to the number of properties listed, this data provided in Attachment A to this report can be found at the following link:

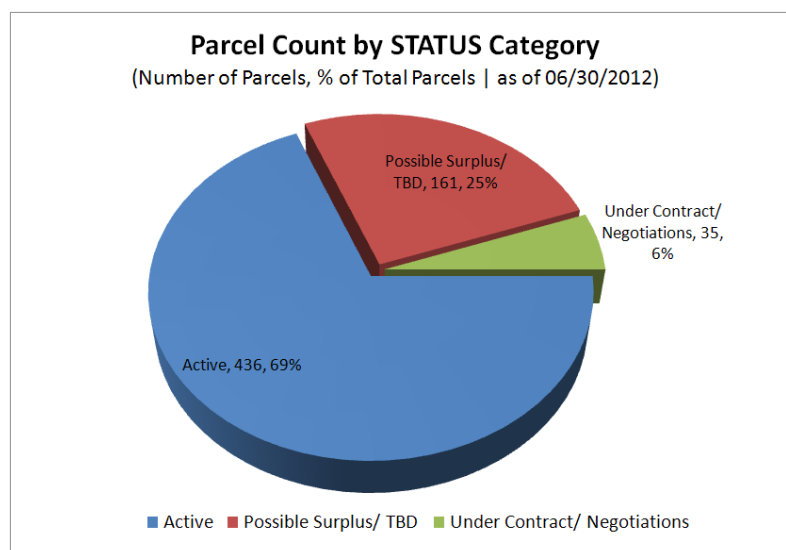
[http://www.dep.state.fl.us/lands/sb1516\(3\).htm](http://www.dep.state.fl.us/lands/sb1516(3).htm)

The spreadsheet has a status column which includes the categories as discussed below. It should be noted that the size of the various properties on the list is that reported to DOR by the county property appraisers and has not been verified with a survey. Similarly, most values shown are the result of the county property appraisers' mass valuation techniques, not appraisals on the individual properties. This should be considered in giving weight to the sizes and values reported.

### a. Board of Trustees State Owned Land & Facility Dispositions in Process or To Be Determined

#### Under Contract/In Negotiations:

There are 35 properties (vacant and improved), for which potential purchasers have been identified and which are in the negotiation phase, are under contract for sale/exchange or in the closing phase. The total value of these properties is estimated at just over \$0.5 million.



Active: 436 properties are available for disposition or for lease to a state university or government entity. The total estimated value of the property in this category is approximately \$155 million. Three properties account for \$86.7 million of the total estimated value.

Possible Surplus/TBD: There are 161 properties with an estimated value of \$13.4 million in this category. This category consists of properties that may have been identified by agencies as future candidates for disposition but not yet available, property with possible conservation values yet to be determined, unresolved title or ownership issues, restrictions, or dedications which hinder their marketability, inexact locations, or a variety of other conditions which need additional examination and resolution.

Due to ongoing evaluations, negotiations, and dispositions, parcels change from category to category, such as from Possible Surplus/TBD to Active, and so on. The following is a brief accounting of the status changes that occurred between July 1, 2011, and June 30, 2012:

<u>Category</u>	<u>July 1, 2011</u>	<u>June 30, 2012</u>
<b>Total</b>	<b>980</b>	<b>632</b>
Under Contract/In Negotiations	13	35
Active	444	436
Possible Surplus/TBD	523	161

Thirty-six (36) new records with an estimated value of \$119.3 million were added to the Active and TBD categories since the last annual report. Additions of new records along with continuing review and evaluation of the TBD category resulted in a reduction of 362 records in this category. The majority of these consisted of parcels that were determined to have conservation or water resource values, and ownership/title issues that prevent them from being leased or sold.

**b. Non-Board of Trustees State Owned Land & Facility Dispositions in Process or To Be Determined**

Each of the state’s five water management districts holds title to lands and has a process for disposing of lands determined to be no longer needed for district purposes. Their surplus lands processes are similar to the Trustees process; and, like the Division of State Lands, four of the districts have initiated a comprehensive review of their land holdings to identify parcels that are surplus to their needs.

The information for this report is provided to DEP by each of the state’s water management districts. Due to ongoing evaluations, negotiations and dispositions, parcels change from category to category, such as from Possible Surplus/TBD to Active, and so on. The following is a brief accounting of the status of non-BOT lands in Attachment A:

<u>Category</u>	<u>July 1, 2011</u>	<u>June 30, 2012</u>
NWFWMD	4	4
SFWMD	1	47
SJRWMD	5	5
SRWMD	22	25
SWFWMD	5	27
Total	37	108
Under Contract/In Negotiations	-	1
Active	-	11
Possible Surplus/TBD	37	96

**3. Attachment B - DEP Sales Report of Board of Trustees property (July 1, 2011 - June 30, 2012):**

Since July 1, 2011, 18 properties have been disposed and are listed in Attachment B. Five were exchanges, one was a conveyance with no consideration received, and 12 were sales. Total revenue received was \$455,258 and 100 acres of land valued at \$1,098,100 was received through the exchanges.

**4. Attachment C - Board of Trustees Real Property (Leases) Release Activity Report**

Prior to a parcel of state-owned land being declared surplus to the state’s needs, it is first offered to universities, community colleges, and state agencies for lease. If it is placed under a management lease to one of these entities it goes no further in the disposition process. The entity then becomes responsible for use and maintenance of the property. Management leases are used for state agencies, local governments, or other programs regardless of whether the property is a park, recreational trail, forest, wildlife conservation area, or state office building. If the parcel is not needed by any one of the entities, it continues in the disposition process. The listing in Attachment C illustrates recent lease transactions that resulted in a parcel being transferred to another entity to manage or was surplus.

**C. Next Steps - Future Agency Actions**

A survey of nearly 50 state agencies, offices and departments, state universities and community colleges, and numerous cities and counties was conducted to determine any leased or owned land and facilities surplus to their needs. This yielded data which, along with other properties within the Possible Surplus/TBD category, will continue to be evaluated. Annual updates will be created and DEP and DMS will dedicate staff resources on properties which have the greatest potential of producing significant revenue.

## II. Attachments

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**A. State-Owned Land & Facility Dispositions in Process or To Be Determined**

(Database provided via [http://www.dep.state.fl.us/lands/sb1516\(3\).htm](http://www.dep.state.fl.us/lands/sb1516(3).htm))

**B. DEP Sales Report of Board of Trustees Property**

July 1, 2011, through June 30, 2012

**DEP SALES REPORT  
07/01/11-06/30/12**

**CONSERVATION**

County	Type Property	Acreage Surplused or Exchanged	Value of Surplused Property	Pro-Active or Request	Transaction Type	Purpose of Surplus or Exchange	Comments: Surplus or Exchange Details	BOT or Delegation	Revenue Received	Land Recd in Exchange	Exchange \$Value	Proceeds to:	Date of Closing	Deed Number
Manatee	Conservation	5.07	\$15,700.00	Request	Exchange	Not needed by state government.	ARC approved recommendation of surplus- no longer needed for conservation purposes- exchange will result in net positive conservation benefit. Acquired acreage is wetlands and has access to the South Fork of Little Manatee River.	BOT		10.01	\$32,000.00	TIIF	09/29/11	32256
Seminole	Conservation	4.12	\$21,000.00	Request	Exchange	Not needed by state government.	ARC approved recommendation of surplus- no longer needed for conservation purposes- exchange will result in net positive conservation benefit. Acquired acreage are wetlands-part of Econ-St. Johns Ecosystem and Charles Bronson State Forest.	BOT		4.57	\$23,000.00		12/13/11	32361
Baker	Conservation	81.34	\$211,000.00	Request	Exchange	Not needed by state government.	ARC approved recommendation of surplus- no longer needed for conservation purposes- exchange will result in net positive conservation benefit. Acquired acreage is within John Bethea State Forest-allowing for better management & recreational opportunities.	BOT	\$2,000.00	80.49	\$209,000.00	TIIF	03/06/12	32393
Hernando	Conservation	2.20	\$16,800.00	Request	Exchange	Not needed by state government.	ARC approved recommendation of surplus- no longer needed for conservation purposes- exchange will result in net positive conservation benefit. Acquired acreage will improve natural habitat within Chassahowitzka Wildlife Management Area.	BOT		2.53	\$19,100.00		06/08/12	32438
		<b>92.73</b>	<b>\$264,500.00</b>						<b>\$2,000.00</b>	<b>97.60</b>	<b>\$283,100.00</b>			

**DEP SALES REPORT**  
**07/01/11-06/30/12**  
**NON-CONSERVATION**

County	Type Property	Acreage Surplused or Exchanged	Value of Surplused Property	Pro-Active or Request	Transaction Type	Purpose of Surplus or Exchange	Comments: Surplus or Exchange Details	BOT or Delegation	Revenue Received	Land Recd in Exchange	Exchange \$Value	Proceeds to:	Date of Closing	Deed Number
Lew	Murphy Act	1.21	\$5,445.00	Request	Sale	Not needed by state government.	Purchased by adjacent owner.	Delegation	\$6,380.00			TIITF	08/02/11	32232
Alachua	Murphy Act	0.078	\$1,400.00	Pro-Active	Sale	Not needed by state government.	Purchased by adjacent owner.	Delegation	\$1,400.00			TIITF	10/10/11	32368
Alachua	Murphy Act	0.132	\$1,000.00	Pro-Active	Sale	Not needed by state government.	Purchased by adjacent owner.	Delegation	\$1,000.00			TIITF	10/03/11	32363
Hendry	Non-Consrv	8.14	\$40,000.00	Request	Sale	Not needed by state government.	Formerly swamp & overflow land purchased by SCFE who are bldg a new rail extension for their Agricultural Processing Plant-reducing heavy truck traffic on surrounding roads.	Delegation	\$40,700.00			TIITF	10/03/11	32323
Bradford	Murphy Act	4.4	\$10,000.00	Pro-Active	Sale	Not needed by state government.	Purchased by adjacent owner.	Delegation	\$12,000.00			TIITF	09/30/11	32364
Hendry	Reclaimed River Bottom	0.34	\$1,500.00	Request	Sale	Not needed by state government.	Purchased by upland riparian owner.	BOT	\$1,800.00			TIITF	12/08/11	32356
Leon	Non-Consrv	0.93	\$900,000.00	Request	Exchange	Not needed by state government.	Value for value exchange, FSU will utilize (3) bldgs & parking area with minimal renovaton & relocate Transfer Station & recycling to a more centralized area. Boosters are developing College Town; almost 6 ac from Woodard Ave to Collier Street-Mixed Use Development.	BOT	\$85,000.00	1.99	\$815,000.00	TIITF	10/31/11	32392
Hillsborough	Murphy Act	0.89	\$1.00	Request	Sale	Not needed by state government.	Deed to City of Tampa 0.89-acre river walk and pier. City of Tampa Resolution #2011-883. Incorrectly taken by Murphy Act. Ch. 20424, Laws of Florida, authorized deeds back to local governments for \$1 with certification of ownership at time of Murphy Act.	Delegation	\$1.00			TIITF	01/31/12	32400

**DEP SALES REPORT**  
**07/01/11-06/30/12**  
**NON-CONSERVATION**

County	Type Property	Acreage Surplused or Exchanged	Value of Surplused Property	Pro-Active or Request	Transaction Type	Purpose of Surplus or Exchange	Comments: Surplus or Exchange Details	BOT or Delegation	Revenue Received	Land Recd in Exchange	Exchange \$Value	Proceeds to:	Date of Closing	Deed Number
Highlands	Non-Consrv	89.07	\$250,000.00	Pro-Active	Sale	Not needed by state government.	Surplus swamp & overflow land sold with perpetual restrictive covenant; no construction or structures on or below the ground, including bldgs, roads-sold by competitive bid.	Delegation	\$250,251.00			75% to TIITF & 25% to State School Trust Fund	02/12/12	32383
Bradford	Murphy Act	4.1	\$12,000.00	Pro-Active	Sale	Not needed by state government.	Purchased by adjacent owner.	Delegation	\$10,000.00			TIITF	01/31/12	32408
Madison	Non-Consrv	1.2	\$3,000.00	Request	Sale	Not needed by state government.	Land locked parcel purchased by adjacent owner.	Delegation	\$3,000.00			TIITF	02/28/12	32380
Gadsden	Murphy Act	3.00	\$2,700.00	Pro-Active	Sale	Not needed by state government.	Purchased by adjacent owner.	Delegation	\$3,726.00			TIITF	03/02/12	32417
Bradford	Murphy Act	1.3	\$3,500.00	Pro-Active	Sale	Not needed by state government.	Purchased by owner of surrounding property.	Delegation	\$3,000.00			TIITF	01/27/12	32413
Glades	Non-Consrv	6.78	\$35,000.00	Pro-Active	Sale	Not needed by state government.	Parcel purchased by adjacent owner.	Delegation	\$35,000.00			TIITF	05/25/12	32433

**121.57    \$1,265,546.00**

**\$453,258.00    1.99    \$815,000.00**

**DEP SALES REPORT  
07/01/11-06/30/12**

**TOTALS**

	<b>Received</b>	<b>Surplused</b>
<b>Acreage</b>	<b>99.59</b>	<b>214.30</b>
<b>Value of Land</b>	<b>\$1,098,100.00</b>	<b>\$1,530,046.00</b>
<b>Revenue</b>	<b>\$455,258.00</b>	
<b>Total Received Revenue + Land Value</b>	<b>\$1,553,358.00</b>	<b>\$1,530,046.00</b>

**C. State Land Real Property (Leases) Re-lease to Other Agencies**

July 1, 2011, through June 30, 2012

**RELEASE ACTIVITY REPORT - JULY 1, 2011 through June 30, 2012**

DSL LEASE NUMBER	ACREAGE	COUNTY	PROPERTY NAME	COMMENTS	DATE RE-LEASED or DEEDED	LOCATION S/T/R
2543	1.03	WAKULLA	OCHLOCKNEE RIVER S.P.	CORRECT CLOUD ON ADJACENT OWNERS' TITLE	08/04/11	25/05S/03E
3581	2.5	PALM BEACH	ROTENBERGER	CORRECT CLOUD ON ADJACENT OWNERS' TITLE	10/21/11	03/47S/35E
4580	4.12	SEMINOLE	CLONTS EXCHANGE	AFTER-THE-FACT RELEASE/DEED NO. 32361	12/08/11	20/21S/33E
4358	81.34	BAKER	COLEMAN EXCHANGE	PARTIAL RELEASE/ DEED NO. 32393	01/24/12	34/01N/20E
2946	23.94	HENDRY	HENDRY C.I.	RE-LEASED TO PRIDE UNDER LEASE NO. 4264	06/29/12	16/48S/31E
3721	6.89	DUVAL	CRAIG FIELD ARMORY	AFTER-THE-FACT RELEASE/DEED NO. 31105	10/14/11	17/02S/28E
4215	7.57	JEFFERSON	MONTICELLO NEW LIFE	RE-LEASED TO DOC UNDER LEASE NO. 4680	09/06/11	31/02N/05E
3973	LOT 109	LEON	UNION BANK	PARTIAL RELEASE/RE-LEASED TO DOS - LEASE NO. 4692	06/29/12	36/01N/01W
2736	0.93	LEON	SEMINOLE BOOSTERS EXCH.	PARTIAL RELEASE/DEED NO. 32392	12/14/11	35/01N/01W
2346	1.01	JACKSON	BASCOMBE TOWERSITE	PARTIAL RELEASE/DEED NO. 32307	08/31/11	24/06N/09W
2346	1.23	SUMTER	WILDWOOD TOWERSITE	PARTIAL RELEASE/DEED NO. 32314	08/31/11	25/19S/27E
3972	1	WALTON	TONI SMITH	PARTIAL RELEASE/DEED NO. 32344	07/19/11	20/02S/21W
3488	144.84	MARION	SILVER RIVER S.P.	PARTIAL RELEASE/RE-LEASED TO DRP - LEASE NO. 4013	08/11/11	08/15S/23E
4277	295.29	WAKULLA	ST. MARKS GREENWAY	RE-LEASED TO USFWS UNDER LEASE NO. 4629	10/27/11	00/04S/01W
3280	0.37	PINELLAS	CHRIST GOSPEL CHURCH	RELEASE/DEED NO. 32283	06/17/11	35/31S/16E
4499	0.45	CITRUS	SHOOTING RANGE	RELEASE/RE-LEASED TO CITRUS CO. - LEASE NO. 3316	07/21/11	01/19S/18E
3650	2	ESCAMBIA	FIRE STATION	RELEASE/RE-LEASED TO ESCAMBIA CO. - LEASE NO. 4685	10/17/11	32/03S/32W
2913	1.44	PUTNAM	PALATKA TOWERSITE	RELEASE/REVERTER-DEED 32381 TO PUTNAM CO.	12/14/11	38/10S/27E
2827	2.69	PALM BEACH	DRIVERS LICENSE FACILITY	PARTIAL RELEASE/RE-LEASED TO DOH-LEASE NO. 4654	10/18/11	08/42S/37E
2497	2.72	LAKE	DRIVERS LICENSE FACILITY	RELEASE/REVERTER - DEED NO. 32409 TO LAKE CO.	05/15/12	33/18S/24E