

# 2013

October 1, 2013

## Disposition of State Lands and Facilities

Annual Report



FLORIDA DEPARTMENT OF MANAGEMENT SERVICES

**real estate development  
and management**  
We serve those who serve Florida

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# I. Body of Report

## A. Purpose

Section 216.0153, Florida Statutes, requires the Department of Environmental Protection (DEP) and the Department of Management Services (DMS) to provide a report to the Governor and Legislature by Oct. 1 of each year that lists real property disposition candidates. The annual report includes state-owned land and buildings compiled by DEP and DMS for disposition.

Links to current and past reports:

March 2011 – Initial Interim Report: [http://www.dep.state.fl.us/lands/files/SB1516/11INT\\_interimreport.pdf](http://www.dep.state.fl.us/lands/files/SB1516/11INT_interimreport.pdf)

October 2011 – First Annual Report: [http://www.dep.state.fl.us/lands/files/SB1516/2011\\_annualreport.pdf](http://www.dep.state.fl.us/lands/files/SB1516/2011_annualreport.pdf)

October 2012 – Second Annual Report: [http://www.dep.state.fl.us/lands/files/SB1516/2012\\_annualreport.pdf](http://www.dep.state.fl.us/lands/files/SB1516/2012_annualreport.pdf)

October 2013 – Third Annual Report: [http://www.dep.state.fl.us/lands/files/SB1516/2013\\_annualreport.pdf](http://www.dep.state.fl.us/lands/files/SB1516/2013_annualreport.pdf)

### 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 and maintenance of the new comprehensive inventory system for all state-owned real property, known as the Florida State Owned Land and Records Information System (FL-SOLARIS). The Department of Environmental Protection works closely with DMS in a collaborative effort to assure that the new inventory system is able to report on all lands and facilities owned, leased or otherwise occupied by all state agencies. It also works closely with the Department of Revenue and has entered into a Memorandum of Agreement outlining the sharing of tax data essential for FL-SOLARIS inventory reconciliation. The Department of Environmental Protection and the Department of Financial Services, County Property Appraisers Associations, the Department of Education and the Department of Transportation are all represented on the FL-SOLARIS Executive Management Team to guide the successful development and implementation of the FL-SOLARIS comprehensive real property database, which became operational in February 2013.

The Department of Environmental Protection, together with DMS, maintains over 500 individual FL-SOLARIS user accounts for 48 state agencies, colleges and universities and is available to assist all agency users with updating and maintaining the inventory.

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 2013 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, 2012, and June 30, 2013. The DEP Sales Report of Board of Trustees property (Attachment B) itemizes each of the 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.

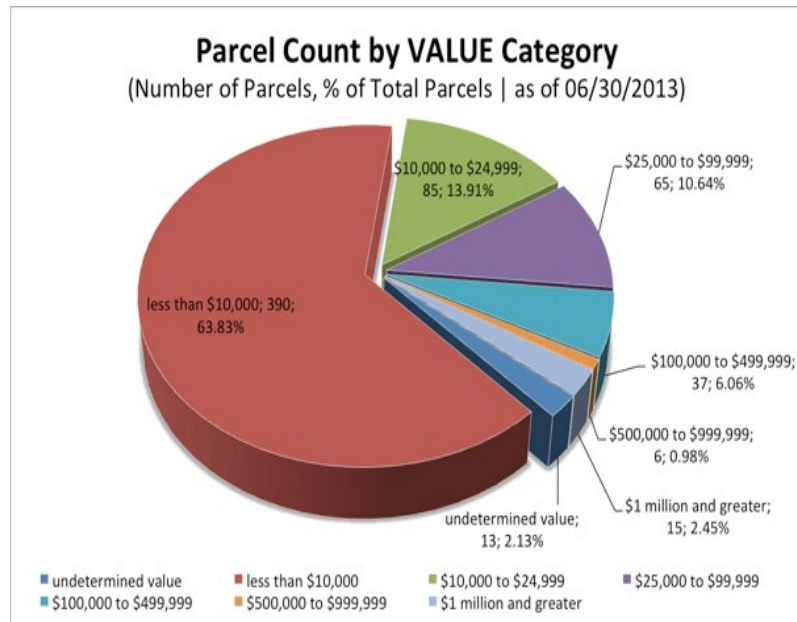
The Department of Environmental Protection: While some conservation land parcels appear in this report, DEP is currently engaged in a new comprehensive assessment of all Board of Trustees-owned conservation land. Designed with the help of a Technical Advisory Group comprised of representatives with expertise about Florida’s land and natural resources from state agencies, private industry and environmental groups, this scientifically and environmentally based assessment will allow DEP to score land based on its conservation value in order to determine which lands may no longer be needed for conservation. Lands that do not meet a threshold of conservation values will be further evaluated by managing agencies, the Florida Natural Areas Inventory and vetted by the public in a series of workshops. Only parcels cleared by all levels of review will be proposed for surplus. This review is ongoing and candidates from this effort have not been evaluated to the point where they can be included in this October 2013 report as being recommended for surplus.

The Department of Management Services: 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. The Department of Management Services worked closely with the agencies in using the information gathered to identify additional disposition candidates. This year, state agencies submitted facility information for the second time through the FL-SOLARIS Facility Inventory Tracking System (FITS). Agencies identified 555 facilities as candidates for disposition (Attachment A – 2013 Facilities) including 10 newly identified facilities added this year. The 555 facilities are situated on 21 different parcels of land, four of which are no longer available for disposition.

## B. Findings

### 1. Overview

As of July 1, 2013, the report contains a total of 611 surplus or possible surplus properties, containing an estimated 10,173 acres with an estimated value of \$81.1 million. Of the 611 properties, there are approximately 31 that are improved with some sort of facility with an estimated value of \$48.8 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, Florida College System institutions, or state agencies. These numbers will constantly change due to ongoing evaluations, newly identified surplus properties, property re-leased to agencies, universities and Florida College System institutions in the noticing process, ongoing negotiations and dispositions of property.



### 2. Attachment A

For this report, State-owned property is categorized as either 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 can be found at the following DEP Disposition of State Lands and Facilities Reports Page: [http://www.dep.state.fl.us/lands/sb1516.htm#2013\\_attachmentA](http://www.dep.state.fl.us/lands/sb1516.htm#2013_attachmentA).

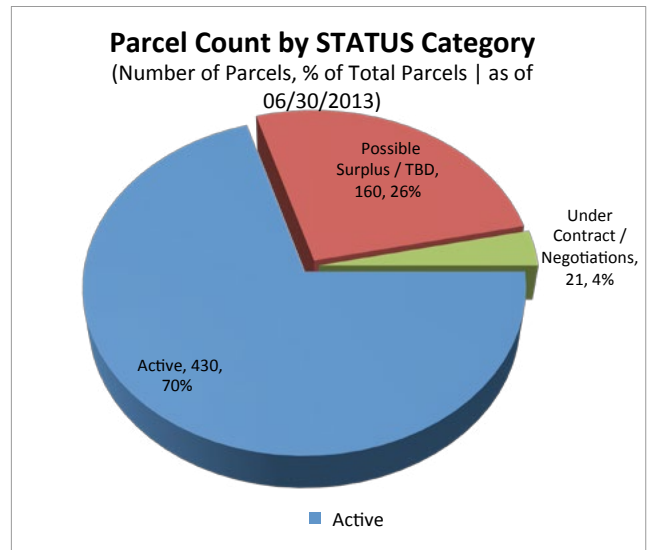
The spreadsheet has a status column that includes the categories as discussed below. It should be noted that the size of the various properties on the list is that reported to the Department of Revenue by the county property appraisers and has not been verified with a survey. Similarly, most-values shown 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 and Facility Dispositions in Process or To Be Determined

**Under Contract/In Negotiations:** There are 21 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 \$12.4 million.

**Active:** There are 430 properties 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 \$57 million. Eleven properties account for \$49 million of the total estimated value.

**Possible Surplus/TBD:** There are 160 properties with an estimated value of \$11.6 million in this category. This category consists of: properties that may have been identified by agencies as future candidates for disposition but are not yet available and properties 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. The following is a brief accounting of the status changes that occurred between July 1, 2012, and June 30, 2013:

Category	July 1, 2012	June 30, 2013
<b>Total</b>	<b>632</b>	<b>611</b>
Under Contract/In Negotiations	35	21
Active	436	430
Possible Surplus/TBD	161	160

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

Each of the state’s five water management districts (WMD) hold titles to lands and have 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.

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.

Other than property owned by the Department of Transportation and the various water management districts, most state land is titled to the Board of Trustees . There are some exceptions and this year’s report includes a property owned by the Department of Agriculture and Consumer Services which is listed as a candidate for disposition in the non-Board of Trustees lands data.

The following is a brief accounting of the status of non-Board of Trustees lands in Attachment A:

<b>Category</b>	<b>July 1, 2012</b>	<b>June 30, 2013</b>
NFWWMD	4	6
SFWMD	47	47
SJRWMD	5	64
SRWMD	25	21
SWFWMD	27	35
DACS	0	1
<b>Total</b>	<b>108</b>	<b>174</b>
Under Contract/In Negotiations	1	2
Active	11	39
Possible Surplus/TBD	96	133

### **3. Attachment B – DEP Sales Report of Board of Trustees property (July 1, 2012 – June 30, 2013):**

Since July 1, 2012, 21 properties have been disposed of and are listed in Attachment B. One was an exchange, one was a transfer, due to a reverter in the deed, with no consideration received, and 19 were sales. Total revenue received was \$784,676 and .44 acres of land valued at \$24,600 was received through the exchange.

### **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, Florida College System institutions, and state agencies for lease per Florida Statute. 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 Florida College System institutions, 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 to properties which have the greatest potential of producing significant revenue.

## II. Attachments

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

The database comprised of six parts—BOT Data, BOT Totals, BOT Charts, Non-BOT Data, Non-BOT Totals, and Facility Data—will be listed under Attachment A on the DEP Disposition of State Lands and Facilities Reports Page at [http://www.dep.state.fl.us/lands/sb1516.htm#2013\\_attachmentA](http://www.dep.state.fl.us/lands/sb1516.htm#2013_attachmentA).



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

July 1, 2012, through June 30, 2013

### DEP DISPOSITION REPORT 07/01/2012 - 06/30/2013



LAND INDICATOR	FL-SOLARIS #	COUNTY	PROPERTY TYPE	ACRES DISPOSED	VALUE OF PROPERTY	TRANSACTION TYPE	BOT OR DELEGATION	REVENUE RECEIVED	LAND REC'D IN EXCHANGE	EXCHANGE \$ VALUE	CLOSED DATE	DEED NBR
Conservation	D378	Orange	Conservation	0.60	\$21,500.00	Sale	BOT	\$21,500.00			05/16/2013	32173
Non-Conservation	D358	Alachua	Murphy Act Lands	0.06	\$2,500.00	Sale	Delegation	\$2,500.00			01/02/2013	32502
Non-Conservation	D364	Alachua	Murphy Act Lands	0.54	\$1,750.00	Sale	Delegation	\$1,995.00			04/08/2013	32486
Sovereign	D377	Collier	Sovereign	0.34	\$28,100.00	Exchange	BOT	\$90,200.00	0.44	\$24,600.00	05/06/2013	41422 (6231)
Non-Conservation	D379	Franklin	Non-Conservation	2.53	\$300.00	Sale	Delegation	\$300.00			04/18/2013	32455
Non-Conservation	D352	Gadsden	Non-Conservation	13.33	\$34,500.00	Sale	Delegation	\$49,500.00			07/23/2012	32432
Non-Conservation	D283	Glades	Murphy Act Lands	19.06	\$83,000.00	Sale	Delegation	\$100,009.00			07/19/2012	32437
Non-Conservation	D355	Hillsborough	Non-Conservation	2.85	\$248,000.00	Sale	Delegation	\$248,600.00			10/18/2012	32459
Non-Conservation	D365	Hillsborough	Murphy Act Lands	0.05	\$100.00	Sale	BOT	\$100.00			03/11/2013	32511
Non-Conservation	D285	Jackson	Murphy Act Lands	0.16	\$100.00	Sale	Delegation	\$500.00			07/10/2012	32446
Non-Conservation	D356	Jackson	Murphy Act Lands	1.05	\$2,000.00	Sale	Delegation	\$3,000.00			10/08/2012	32479
Non-Conservation	D337	Marion	Murphy Act Lands	1.70	\$5,100.00	Sale	Delegation	\$6,120.00			08/08/2012	32347
Non-Conservation	D351	Okeechobee	Murphy Act Lands	0.30	\$480.00	Sale	Delegation	\$528.00			08/08/2012	32431
Non-Conservation	D359	Okeechobee	Murphy Act Lands	0.15	\$500.00	Sale	Delegation	\$600.00			02/11/2013	32526
Non-Conservation	D361	Okeechobee	Murphy Act Lands	18.39	\$29,424.00	Sale	Delegation	\$32,370.00			03/11/2013	32484
Non-Conservation	D363	Okeechobee	Murphy Act Lands	5.56	\$8,896.00	Sale	Delegation	\$9,944.00			04/02/2013	32461
Non-Conservation	D362	Orange	Non-Conservation	10.60	\$200,000.00	Sale	BOT	\$200,000.00			01/08/2013	32544
Non-Conservation	D393	Polk	Non-Conservation	4.70	\$509,000.00	Transfer	Delegation	\$10.00			08/08/2012	32423
Non-Conservation	D357	Santa Rosa	Non-Conservation	0.27	\$100.00	Sale	Delegation	\$200.00			01/23/2013	32533
Non-Conservation	D389	Sumter	Murphy Act Lands	0.16	\$700.00	Sale	Delegation	\$700.00			01/08/2013	32495
Non-Conservation	D360	Walton	Murphy Act Lands	3.00	\$6,000.00	Sale	Delegation	\$16,000.00			02/06/2013	32523

Data Derived from FL-SOLARIS Land Inventory Tracking System (LITS)

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<b>DEP DISPOSITION REPORT - TOTALS</b>		
	<b>Received</b>	<b>Disposed</b>
<b>Acreage</b>	0.44	85.40
<b>Value of Land</b>	\$24,600.00	\$1,182,050.00
<b>Revenue</b>	\$784,676.00	
<b>Total Received Revenue + Value of Land</b>	<b>\$809,276.00</b>	<b>\$1,182,050.00</b>

### C. State Land Real Property (Leases) Released to Other Agencies

July 1, 2012, through June 30, 2013

DSL LEASE	COUNTY	PROPERTY NAME	ACREAGE	DATE RELEASED
3580	ALACHUA	ALACHUA CO. DHSMV	4.46	04/12/2013
2834-01	BREVARD	FIRE STATION AT FHP	2.50	11/14/2012
2827	BREVARD	DRIVERS LICENSE FACILITY	9.41	03/18/2013
2481-001	COLUMBIA	TAX COLLECTOR'S OFFICE	0.04	10/02/2012
2440-004	GADSDEN	RIVER JUNCTION WORK CAMP	11.04	02/15/2013
4296	HILLSBOROUGH	PLANT CITY TOWERSITE	2.85	06/29/2012
4557	JACKSON	REGION I MEETING CENTER	4.07	12/13/2012
2805	LEON	R.A. GRAY BUILDING	3.96	09/27/2012
3546	LEVY	LEVY FORESTRY CAMP	40.00	02/19/2013
2509-009	MIAMI-DADE	BAYPOINT SCHOOLS-NORTH	25.00	11/16/2012
3337	POLK	POLK COUNTY-RJDC	5.00	11/16/2012
3686-02	SANTA ROSA	BLACKWATER STOP CAMP	10.00	12/28/2012
3686-006	SANTA ROSA	CAMP E-MA-CHAMEE	480.00	01/03/2013

