

Disposition of State Lands and Facilities 2014 Annual Report

*Florida Department of Environmental Protection
Division of State Lands*

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

Oct. 1, 2014



*Department of Environmental Protection
3900 Commonwealth Boulevard
Tallahassee, FL 32399*

*Department of Management Services
4050 Esplanade Way, Suite 250
Tallahassee, FL 32399*

Table of Contents

Body of Report	3
A. Purpose	3
B. Findings	5
Attachments	8
A. State-Owned Land & Facility Dispositions in Process or To Be Determined	9
B. DEP Sales Report of Board of Trustees Property	10
C. State Land Real Property (Leases) Released to Other Agencies	13

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](#)

[October 2011 – First Annual Report](#)

[October 2012 – Second Annual Report](#)

[October 2013 – Third Annual Report](#)

[October 2014 – Fourth Annual Report](#)

1. Disposition Process

State-owned property must go through a specific process before it can be disposed, pursuant to Section 253, F.S. and 18-2, F.A.C. 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 550 individual FL-SOLARIS user accounts for 77 state agencies, colleges and universities and is available to assist all agency users with updating and maintaining the inventory. In addition state agencies, state universities, Florida College System institutions, and numerous cities and counties were surveyed to determine any leased or owned land and facilities surplus to their existing needs. This yielded data, along with other properties within the Possible Surplus/TBD category, will continue to be evaluated.

3. Scope of the October 2014 Disposition Report

This annual report lists state-owned property with the 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.*

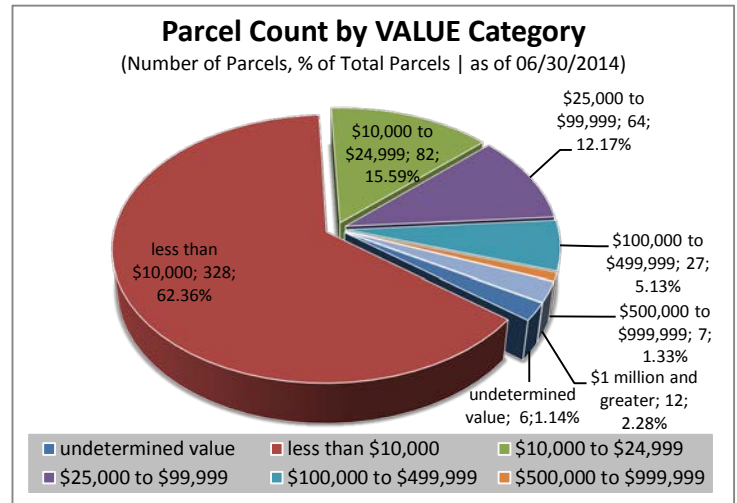
Two additional lists in this report (Attachments B and C) show transactions occurring between July 1, 2013, and June 30, 2014. The DEP Sales Report of Board of Trustees property (Attachment B) itemizes each of the properties sold, and Board of Trustees Real Property (Leases) Release Activity Report (Attachment 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 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. State agencies submitted facility information through the FL-SOLARIS Facility Inventory Tracking System (FITS). Agencies identified 506 facilities as candidates for disposition. (Attachment A – 2014 Facilities). The 506 facilities are situated on less than 20 different parcels of land.

B. Findings

1. 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 on the [DEP Disposition of State Lands and Facilities Reports Page](#).



The spreadsheet has a status column that includes the categories as discussed below. It should be noted that the size of many of the properties on the list is based on what was 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.

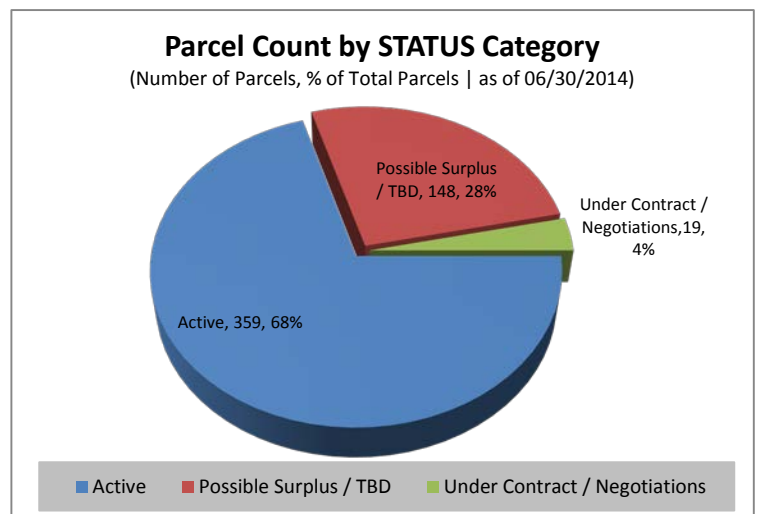
a. Board of Trustees State-Owned Land and Facility Dispositions in Process or To Be Determined

Overview: As of July 1, 2014, the report contains a total of 526 surplus or possible surplus properties, containing an estimated 5,916 acres with an estimated value of \$81.4 million. Of the 526 properties, there are approximately 19 that are improved with some sort of facility with an estimated value of \$55.2 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 they 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.

Under Contract/In Negotiations: There are 19 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 under \$53 million. This estimated value may not reflect actual revenue to be received since it includes some exchanges in which land will be received instead of revenue.

Active: There are 359 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 \$14.8 million.

Possible Surplus/TBD: There are 148 properties with an estimated value of \$13.7 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, 2013, and June 30, 2014:

Category	July 1, 2013	June 30, 2014
Total	611	526
Under Contract/In Negotiations	21	19
Active	430	359
Possible Surplus/TBD	160	148

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 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.

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:

State Agency	July 1, 2013	June 30, 2014
NWFWMD	6	3
SFWMD	47	65
SJRWMD	64	49
SRWMD	21	19
SWFWMD	35	27
DACS	1	1
Total	174	164

Category	July 1, 2013	June 30, 2014
Total	174	164
Under Contract/In Negotiations	2	10
Active	39	36
Possible Surplus/TBD	133	118

2. Attachment B - DEP Sales Report of Board of Trustees property (July 1, 2013 - June 30, 2014):

Since July 1, 2013, 19 properties have been disposed of and are listed in Attachment B. One was transferred in accordance with Chapter 2013-40, Laws of Florida, with no consideration received, one was an exchange of property and 17 were sales. Total revenue received was \$386,624 and 0.80 acres of land valued at \$ 1,045,000 was received through the exchange.

3. 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 Section 253.034(14) F.S. 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.

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](#).

B. DEP Sales Report of Board of Trustees Property

July 1, 2013 through June 30, 2014

DEP Disposition Report

07/01/2013 - 06/30/2014



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
Non-Conservation	D403	Alachua	Non-Conservation	133.21	\$1,384,600.00	Sale	BOT	\$1,384,600.00			11/19/2013	32621
Non-Conservation	D404	Alachua	Murphy Act Lands	0.43	\$500.00	Sale	Delegation	\$1,000.00			07/11/2013	32548
Non-Conservation	D405	Alachua	Murphy Act Lands	0.86	\$750.00	Sale	Delegation	\$1,000.00			10/09/2013	32600
Non-Conservation	D406	Alachua	Murphy Act Lands	1.80	\$5,400.00	Sale	Delegation	\$5,400.00			10/28/2013	32622
Non-Conservation	D409	Broward	Non-Conservation	1.91	\$1,503,000.00	Sale	BOT	\$1,525,000.00			12/20/2013	32577
Non-Conservation	D388	Citrus	Non-Conservation	12.56	\$25,000.00	Sale	Delegation	\$39,000.00			07/24/2013	32550
Non-Conservation	D421	Hillsborough	Non-Conservation	142.72	\$945,000.00	Sale	BOT	\$803,000.00			05/08/2014	32528
Non-Conservation	D417	Leon	Non-Conservation	0.87	\$1,048,000.00	Exchange	BOT	\$3,000.00	0.80	\$1,045,000.00	03/18/2014	32665
Non-Conservation	D410	Monroe	Non-Conservation	0.17	\$61,165.00	Sale	BOT	\$61,165.00			11/27/2013	32627
Non-Conservation	D396	Okeechobee	Murphy Act Lands	2.84	\$11,500.00	Sale	Delegation	\$12,075.00			08/09/2013	32567
Non-Conservation	D398	Okeechobee	Murphy Act Lands	1.60	\$12,000.00	Sale	Delegation	\$12,500.00			08/01/2013	32545
Non-Conservation	D399	Okeechobee	Murphy Act Lands	0.61	\$976.00	Sale	Delegation	\$1,074.00			09/20/2013	32589
Non-Conservation	D411	Okeechobee	Non-Conservation	93.18	\$165,000.00	Sale	BOT	\$165,000.00			01/17/2014	32513
Non-Conservation	D412	Okeechobee	Murphy Act Lands	1.19	\$5,300.00	Sale	Delegation	\$5,300.00			10/04/2013	32583
Non-Conservation	D420	Pinellas	Non-Conservation	2.06	\$775,700.00	Transfer	BOT	\$10.00			04/04/2014	32648
Conservation	D397	Seminole	Conservation	3.51	\$135,000.00	Sale	BOT	\$136,000.00			07/23/2013	32541
Conservation	D422	Seminole	Conservation	0.41	\$75,000.00	Sale	BOT	\$75,000.00			04/30/2014	32634
Non-Conservation	D416	Walton	Murphy Act Lands	0.55	\$21,500.00	Sale	Delegation	\$21,500.00			02/27/2014	32574
Non-Conservation	D413	Washington	Non-Conservation	14.21	\$133,000.00	Sale	Delegation	\$135,000.00			02/03/2014	32639



DEP DISPOSITION REPORT - TOTALS

	Received	Disposed
Acreage	0.80	414.69
Value of Land	\$1,045,000.00	\$6,308,391.00
Revenue	\$4,386,624.00	
Total Received Revenue + Value of Land	\$5,431,624.00	\$6,308,391.00

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

July 1, 2013 through June 30, 2014

DEP RELEASE ACTIVITY REPORT
07/01/2013 - 06/30/2014



DSL LEASE	COUNTY	PROPERTY NAME	ACREAGE	DATE RELEASED
4605	BAY	DEPT. CHILDREN & FAMILIES/LISENBY AVENUE SERVICE CENTER	1.96	09/13/2013
2527	BREVARD	BREVARD CORRECTIONAL	99.53	02/25/2014
3867	FRANKLIN	BAY CITY WORK CAMP	39.89	01/29/2014
3952	HERNANDO	UNIVERSITY OF FLORIDA	5.00	09/12/2013
4688	HILLSBOROUGH	DEPT. OF MANAGEMENT SERVICE S/ADAM PAYNE ACADEMY	140.69	05/01/2014
4583	PUTNAM	FDOT/PUTNAM MAINTENANCE YARD	5.49	01/17/2014
4126	ST. LUCIE	FLORIDA ATLANTIC UNIVERSITY/TREASURER COAST CAMPUS	50.03	03/14/2014
2502	TAYLOR	FHP/DRIVERS LICENSE	2.01	08/05/2013
3140	WASHINGTON	CARYMILLE WORK CAMP	15.36	01/30/2014