

Disposition of State Lands and Facilities 2016 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, 2016



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

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

Table of Contents

I. Purpose.....3
Disposition Process3
Interagency Collaboration3
Scope of the October 2016 Disposition Report.....3

II. Findings4
State-Owned Inventory for Disposition4
Board of Trustees State-Owned Land and Facility Dispositions5
Non-Board of Trustees State-Owned Land and Facility Dispositions5
Sales Reports of Board of Trustees and Non-Board of Trustees Property.....5
Board of Trustees Land (Leases) Release Activity5

III. Attachment A: State-Owned Inventory for Disposition7

**IV. Attachment B: Sales Report of Board of Trustees and Non-Board of Trustees
Property8**

V. Attachment C: State Land Real Property (Leases) Released to Other Agencies11

I. 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 October 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.

Previous reports can be found on the [DEP Disposition of State Lands and Facilities Reports Page](#).

FL-SOLARIS automates many of the surplus reporting requirements including on demand surplus reports and charts in FL-SOLARIS Land Inventory Tracking System (LITS) and current surplus information available to the public on the [FL-SOLARIS Public Interface](#).

Disposition Process

State-owned property must go through a specific process before it can be disposed, pursuant to Article X, Section 18, Florida Constitution, Chapters 253 and 259, Florida Statutes, and Chapter 18-2, Florida Administrative Code. The steps vary depending on the agency owning the land and whether the property is conservation land or non-conservation land.

Interagency Collaboration

As the statewide custodian of real property information, DEP is responsible for development and maintenance of the comprehensive inventory system for all state-owned real property, known as the Florida State Owned Lands and Records Information System (FL-SOLARIS). DEP works closely with DMS in a collaborative effort to assure that the inventory system is able to report on all lands and facilities owned, leased, otherwise occupied, disposed and/or in the surplus process by all state agencies, water management districts, universities and colleges. DEP 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. DEP and the Department of Financial Services, County Property Appraisers Associations, Department of Education and Department of Transportation were represented on the FL-SOLARIS Executive Management Team in order to guide the successful development and implementation of the FL-SOLARIS comprehensive real property database, which became fully operational in February 2013.

DEP, together with DMS, maintains more than 600 individual FL-SOLARIS user accounts for 78 state agencies, water management districts, colleges and universities and is available to assist all agency users with updating and maintaining the inventory.

Scope of the October 2016 Disposition Report

This annual report lists state-owned property with the potential for disposition in the various reports of Attachment A in four categories:

- a) Candidate for Disposition – Identifying Activities: Previously included as part of the Active Category, this includes properties that have been identified by the current manager as no longer needed and unmanaged properties that may be available for surplus pending a completed review.
- b) Candidate for Disposition – Government Noticing Activities: Previously included as part of the Active Category, this includes parcels that are in the noticing process or noticing has been completed and responses are being reviewed and evaluated.
- c) Disposition – Process Review Activities: Previously included as part of the Active Category, this includes premarketing evaluations and approvals, available for sale to the public, actively being marketed for sale or available for exchange only.
- d) Disposition – In Process: Previously included as part of the Under Contract/In Negotiations, this includes property that is under contract.

Two additional attachments in this report (Attachments B and C) show transactions occurring during the last fiscal year. The Sales Report of Board of Trustees property and the Sales Report of Non-Board of Trustees property (Attachment B) itemize each of the properties sold, and Board of Trustees Land (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 moved into the surplus process.

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 before July 1 of each year. DMS 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).

II. Findings

State-Owned Inventory for Disposition

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, the various reports which are provided in Attachment A can be found on the [DEP Disposition of State Lands and Facilities Reports Page](#).

There are various reports that use the new categories or surplus statuses that were discussed above (see *Scope of the October 2016 Disposition Report*). 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 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.

Board of Trustees State-Owned Land and Facility Dispositions

As of June 30, 2016, the report contains a total of 438 properties that are candidates for disposition or in the disposition process, containing an estimated 3,840 acres with an estimated value of \$18.6 million. These values do not reflect possible revenue, as all values are estimated or based on assessed value provided by county property appraisers and 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.

Non-Board of Trustees State-Owned Land and Facility Dispositions

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 water management district. Due to ongoing evaluations, negotiations and dispositions, parcels change from category to category, such as from 'Candidate for Disposition – Identifying Activities' to 'Disposition – In Process.'

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 with a 'Disposition – Process Review Activities' status and a 'Being Marketed' detailed status in the non-Board of Trustees lands data.

Sales Reports of Board of Trustees and Non-Board of Trustees Property

For FY 15/16, 19 Board of Trustees properties were disposed of and are listed in Attachment B. One was transferred, with no consideration received, two were exchanges of property and 16 were sales. The one transfer consisted of property that reverted to International Paper Company, due to restrictions in the deed requiring that it revert to the Grantor if it ceased to be used for tower site purposes and fire control work. Total revenue received from the dispositions was \$2,686,740 and 1.03 acres of land valued at \$ 7,850 was received through the exchanges. For FY15/16, 15 non-Board of Trustees properties have been disposed of and are listed in Attachment B. The total revenue received was \$2,752,267 and 555.69 acres of land valued over 1.3 million.

Board of Trustees Land (Leases) Release Activity

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(13), Florida Statutes. 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 moved into the surplus process.

III. Attachment A: State-Owned Inventory for Disposition

There are seven reports which provide details of the state-owned inventory for disposition as of June 30, 2016:

1. [LITS BOT Land Data](#)
2. [LITS BOT Land Totals](#)
3. [LITS BOT Land Charts](#)
4. [LITS Non-BOT Land Data](#)
5. [LITS Non-BOT Land Totals](#)
6. [LITS Non-BOT Land Charts](#)
7. [FITS Facility Data](#)

All of these reports are listed under Attachment A on the [DEP Disposition of State Lands and Facilities Reports Page](#).

IV. Attachment B: Sales Report of Board of Trustees and Non-Board of Trustees Property

Disposition of State Lands and Facilities – 2016 Annual Report



Sales Report of BOT Property
07/01/2015 - 06/30/2016

AGENCY	FL SOLARIS#	COUNTY	TRANSACTION TYPE	PROPERTY TYPE	ACRES DISPOSED	REVENUE RECEIVED	LAND REC'D IN EXCHANGE	EXCHANGE DOLLAR VALUE	BOT OR DELEGATION	DATE OF CLOSING	DEED NUMBER
DEP	D1026	Okeechobee	Sale	Non-Conservation	0.70	\$15,000.00			DELEGATION	11/04/2015	32860
DEP	D1028	St. Johns	Sale	Murphy Act Lands	0.21	\$77,000.00			DELEGATION	11/12/2015	32836
DEP	D1038	Bay	Transfer	Tower Site	10.00	\$0.01			DELEGATION	10/29/2015	32866
DEP	D1039	Jefferson	Sale	Murphy Act Lands	0.23	\$3,200.00			DELEGATION	01/15/2016	32897
DEP	D1040	Leon	Sale	Non-Conservation	6.30	\$190,000.00			DELEGATION	01/21/2016	32702
DEP	D1042	St. Johns	Sale	Murphy Act Lands	0.22	\$80,000.00			DELEGATION	03/02/2016	32826
DEP	D1047	Okeechobee	Sale	Non-Conservation	6.32	\$253,000.00			DELEGATION	04/07/2016	32913
DEP	D1053	Indian River	Sale	Non-Conservation	99.00	\$850,000.00			BOT	05/27/2016	32701
DEP	D1056	Miami-Dade	Exchange	Non-Conservation	0.02	\$22,550.00	0.03	\$4,850.00	DELEGATION	05/11/2016	32924
DEP	D1057	Suwannee	Sale	Murphy Act Lands	0.42	\$5,400.00			DELEGATION	06/01/2016	32939
DEP	D1058	Duval	Sale	Non-Conservation	0.83	\$811,000.00			DELEGATION	06/14/2016	32823
DEP	D1080	Martin	Sale	Non-Conservation	17.30	\$100,000.00			DELEGATION	06/22/2016	32917
Non-Conservation Totals					141.55	\$2,407,150.01	0.03	\$4,850.00			
AGENCY	FL SOLARIS#	COUNTY	TRANSACTION TYPE	PROPERTY TYPE	ACRES DISPOSED	REVENUE RECEIVED	LAND REC'D IN EXCHANGE	EXCHANGE DOLLAR VALUE	BOT OR DELEGATION	DATE OF CLOSING	DEED NUMBER
DEP	D1044	Charlotte	Sale	Sovereign	0.23	\$185,600.00			DELEGATION	03/07/2016	32887
DEP	D1045	Glades	Sale	Sovereign	0.06	\$7,881.00			DELEGATION	03/01/2016	32768
DEP	D1046	Okeechobee	Sale	Sovereign	0.06	\$4,000.00			DELEGATION	03/08/2016	32766
DEP	D1049	Orange	Sale	Sovereign	0.13	\$37,336.00			DELEGATION	03/01/2016	32886
DEP	D1050	Palm Beach	Sale	Sovereign	0.05	\$16,800.00			DELEGATION	05/08/2016	32925
DEP	D1054	Palm Beach	Sale	Sovereign	0.07	\$23,300.00			DELEGATION	05/09/2016	32930
Sovereign Totals					0.60	\$274,717.00					
AGENCY	FL SOLARIS#	COUNTY	TRANSACTION TYPE	PROPERTY TYPE	ACRES DISPOSED	REVENUE RECEIVED	LAND REC'D IN EXCHANGE	EXCHANGE DOLLAR VALUE	BOT OR DELEGATION	DATE OF CLOSING	DEED NUMBER
DEP	D1025	Osceola	Exchange	Conservation	2.85	\$4,873.00	1.00	\$3,000.00	BOT	11/06/2015	32856
Conservation Totals					2.85	\$4,873.00	1.00	\$3,000.00			
FY 2015/2016 Totals					145.00	\$2,686,740.01	1.03	\$7,850.00			

REPORT TOTALS	145.00	\$2,686,740.01	1.03	\$7,850.00
	Acres Disposed	Revenue Received	Land Rec'd in Exchange	Exchange Dollar Value

** this is the last page of the report **

Disposition of State Lands and Facilities – 2016 Annual Report

Sales Report of Non-BOT Property
07/01/2015 - 06/30/2016



AGENCY	FL SOLARIS#	COUNTY	TRANSACTION TYPE	PROPERTY TYPE	ACRES DISPOSED	REVENUE RECEIVED	LAND REC'D IN EXCHANGE	EXCHANGE DOLLAR VALUE	BOT OR DELEGATION	DATE OF CLOSING	DEED NUMBER
SWFWMD	D1055	Hillsborough	Sale	Not Indicated	0.74	\$55,000.00			N/A FOR NON-BOT	03/03/2016	
SFWMD	D1061	Martin	Sale	Not Indicated	19.62	\$1,700,000.00	0.00	\$0.00	N/A FOR NON-BOT	12/04/2015	
SFWMD	D1065	Martin	Exchange	Not Indicated	38.75	\$0.01	553.68	\$1,325,000.00	N/A FOR NON-BOT	10/29/2015	
SRWMD	D1075		Transfer	Not Indicated	22.00	\$0.01			N/A FOR NON-BOT	11/24/2015	
SFWMD	D1077	Palm Beach	Sale	Not Indicated	39.76	\$405,000.00			N/A FOR NON-BOT	03/15/2016	
Non-Conservation Totals					120.87	\$2,160,000.02	553.68	\$1,325,000.00			

AGENCY	FL SOLARIS#	COUNTY	TRANSACTION TYPE	PROPERTY TYPE	ACRES DISPOSED	REVENUE RECEIVED	LAND REC'D IN EXCHANGE	EXCHANGE DOLLAR VALUE	BOT OR DELEGATION	DATE OF CLOSING	DEED NUMBER
SJRWMD	D1012	Lake	Sale	Not Indicated	33.00	\$200,000.00			N/A FOR NON-BOT	07/21/2015	
SWFWMD	D1051	Citrus	Sale	Not Indicated	0.52	\$7,500.00			N/A FOR NON-BOT	09/28/2015	
SWFWMD	D1052	Sumter	Sale	Not Indicated	6.37	\$18,000.00			N/A FOR NON-BOT	10/01/2015	
SFWMD	D1064	Polk	Sale	Not Indicated	11.55	\$116,600.00			N/A FOR NON-BOT	09/01/2015	
SJRWMD	D1066	Duval	Transfer	Not Indicated	456.31	\$0.01			N/A FOR NON-BOT	08/11/2015	
SJRWMD	D1068	Flagler	Exchange	Not Indicated	158.46	\$0.01	0.01	\$0.01	N/A FOR NON-BOT	04/29/2016	
SJRWMD	D1069	Osceola	Exchange	Not Indicated	2.85	\$4,873.00	1.00	\$3,000.00	N/A FOR NON-BOT	10/12/2015	
SJRWMD	D1070	Osceola	Exchange	Not Indicated	1.48	\$5,094.00	1.00	\$3,000.00	N/A FOR NON-BOT	10/12/2015	
Conservation Totals					670.54	\$352,067.02	2.01	\$6,000.01			

AGENCY	FL SOLARIS#	COUNTY	TRANSACTION TYPE	PROPERTY TYPE	ACRES DISPOSED	REVENUE RECEIVED	LAND REC'D IN EXCHANGE	EXCHANGE DOLLAR VALUE	BOT OR DELEGATION	DATE OF CLOSING	DEED NUMBER
SFWMD	D1062	Polk	Sale	Not Indicated	5.40	\$103,000.00			N/A FOR NON-BOT	09/01/2015	
SFWMD	D1063	Polk	Sale	Not Indicated	14.76	\$137,200.00			N/A FOR NON-BOT	09/01/2015	
Others Totals					20.16	\$240,200.00					

REPORT TOTALS	811.57	\$2,752,267.04	555.69	\$1,331,000.01
	Acres Disposed	Revenue Recieved	Land Rec'd in Exchange	Exchange Dollar Value

** this is the last page of the report **

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



DEP Release of Lease Activity Report
07/01/2015 - 06/30/2016

DSL LEASE NUMBER	ACREAGE	COUNTY	PROPERTY NAME	DATE RELEASED
2373	0.00	ALACHUA	UNIVERSITY VILLAGE APARTMENTS	07/15/2015
4560	5.57	BROWARD	FOSTER CARE HOUSING	06/13/2016
4496	73.16	DESOTO	DEEP CREEK PARK	07/02/2015
4467	1.38	GLADES	CYPRESS KNEE MUSEUM	12/07/2015
30971	1.06	HILLSBOROUGH	HILLSBOROUGH COMMUNITY COLLEGE	07/14/2015
2495	3.59	HILLSBOROUGH	HILLSBOROUGH COUNTY TAX COLLECTOR	02/26/2016
2769	100.81	INDIAN RIVER	INDIAN RIVER CORRECTIONAL INSTITUTION	06/13/2016
4440	20.21	MIAMI-DADE	FL FRUIT LAND SUB., TRACTS 38/59	05/26/2016
4453	60.16	MIAMI-DADE	SCHOOL SITE	08/11/2015
4351	3.00	WAKULLA	CITY MAINTENANCE YARD	09/03/2015



DEP Partial Release of Lease Activity Report
07/01/2015 - 06/30/2016

DSL LEASE NUMBER	ACREAGE	COUNTY	PROPERTY NAME	DATE RELEASED
3669	2.52	ALACHUA	CMS BLDGS A&B, 1701 SW 16TH AVENUE	08/11/2015
2346	10.00	ALL	ALL TOWER SITES FOR THE FLORIDA FOREST SERVICE	08/11/2015
2346	11.00	ALL	ALL TOWER SITES FOR THE FLORIDA FOREST SERVICE	05/26/2016
2346	2.00	ALL	ALL TOWER SITES FOR THE FLORIDA FOREST SERVICE	04/14/2016
4401	1.58	DESOTO	WASTEWATER TREATMENT FACILITY	09/03/2015
2790	54.12	GADSDEN	UF-QUINCY	05/20/2016
4257	1.90	GLADES	FISHEATING CREEK - GLADES CO.	12/14/2015
2675	3.11	JACKSON	APALACHEE CORRECTIONAL INSTITUTION	02/04/2016
2675	138.92	JACKSON	APALACHEE CORRECTIONAL INSTITUTION	10/09/2015
4286	138.02	JACKSON	INDUSTRIAL PARK	10/09/2015
3936	8.88	LAKE	SEMINOLE STATE FOREST	12/07/2015
3973	5.14	LEON	CAPITOL CENTER COMPLEX - CASCADES PARK	06/13/2016
4601	13.58	LEON	TALLAHASSEE WORK RELEASE	02/24/2016
4162	2.30	MIAMI-DADE	EXPRESSWAY OFFICE COMPLEX	06/13/2016
4116	8,972.00	OSCEOLA	TRIPLE N RANCH WMA	02/24/2016
4284	36.79	PALM BEACH	GLADES CI	04/19/2016
3768	0.69	POLK	CITRUS INSPECTION BLDG.	07/02/2015