

# **Disposition of State Lands and Facilities 2017 Annual Report**

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Division of State Lands*

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Division of Real Estate Development and Management*

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## **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](#).

## 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). 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](#). DEP works closely with DMS in a collaborative effort to assure that the inventory system can 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 581 individual FL-SOLARIS user accounts for 78 state agencies, water management districts, colleges and universities and assists all agency users with updating and maintaining the inventory.

## Scope of the October 2017 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: 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: 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: 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: This includes property that is currently 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 Released 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 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).

## **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 high number of properties listed, the detailed reports of the summaries 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 categories or surplus statuses that were discussed above (see *Scope of the October 2017 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, 2017, the report contains a total of 373 properties that are candidates for disposition or in the disposition process, containing an estimated 1,281 acres with an estimated value of \$13.1 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 current market value of the facility. 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 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 like 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, Department of Agriculture and Consumer Services and the various water management districts, most state land is titled to the Board of Trustees.

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

For FY 16/17, 19 Board of Trustees properties were disposed of and are listed in Attachment B. 15 were sales and 4 were exchanges of property. Total revenue received from the dispositions was \$7,221,825 and 857.58 acres of land valued at \$9,534,500 was received through the exchanges. For FY16/17, 18 non-Board of Trustees properties were disposed of and are listed in Attachment B. 9 were sales, 7 were exchanges and 2 were transfers. Total revenue received was \$3,706,438 and 280.54 acres of land valued at \$940,974 was received through exchanges.

Board of Trustees Land Leases Released 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 listings in Attachment C illustrate recent lease transactions that resulted in a parcel being assigned to another entity to manage or was moved into the surplus process.

**Attachment A: State-Owned Inventory Available for Disposition**

Additional detailed reporting can be found at [DEP Disposition of State Lands and Facilities Reports Page](#).

Available for Disposition Report of BOT Property

LAND STATUS	RECORD COUNT	ESTIMATED ACRES	ESTIMATED VALUE*
CANDIDATE FOR DISPOSITION - Identifying Activities	17	220.11	\$601,338.00
CANDIDATE FOR DISPOSITION - Government Noticing Activities	1	55.02	\$38,600.00
DISPOSITION - Process Review Activities	347	718.70	\$7,469,744.00
DISPOSITION - In Process	8	286.90	\$4,986,000.00
<b>BOT TOTALS</b>	<b>373</b>	<b>1,280.73</b>	<b>\$13,095,682.00</b>

*\*NOTE: The Estimated Values may not reflect actual market value of the property.*

*Disclaimer: No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation.*

Available for Disposition Report of Non-BOT Property

LAND STATUS	RECORD COUNT	ESTIMATED ACRES	ESTIMATED VALUE*
CANDIDATE FOR DISPOSITION - Identifying Activities	46	12,780.06	\$99,148,581.35
CANDIDATE FOR DISPOSITION - Government Noticing Activities	41	23,080.92	\$54,123,713.36
DISPOSITION - Process Review Activities	58	2,253.13	\$8,775,947.66
DISPOSITION - In Process	12	1,701.77	\$7,880,510.00
<b>NON-BOT TOTALS**</b>	<b>157</b>	<b>39,815.88</b>	<b>\$169,928,752.37</b>

*\*NOTE: The Estimated Values may not reflect actual market value of the property.*

*\*\*NOTE: Non-BOT Totals consist of properties held in ownership by DACS and the State's 5 water management districts.*

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

### Sales Report of BOT Property

07/01/2016 - 06/30/2017

AGENCY	FL SOLARIS #	COUNTY	TRANSACTION TYPE	PROPERTY TYPE	ACRES DISPOSED	REVENUE RECEIVED	LAND (ACRES) REC'D IN EXCHANGE	EXCHANGE DOLLAR VALUE	BOT OR DELEGATION	DATE OF CLOSING	DEED NUMBER
DEP	D1085	Volusia	Sale	Non-Conservation	4.86	\$244,000.00	0.00	\$0.00	DELEGATION	10/13/2016	32825
DEP	D1086	Escambia	Sale	Non-Conservation	0.53	\$300,100.00	0.00	\$0.00	DELEGATION	10/17/2016	32920
DEP	D1084	Sarasota	Sale	Non-Conservation	0.18	\$6,705.00	0.00	\$0.00	DELEGATION	10/18/2016	32906
DEP	D1092	Miami-Dade	Exchange	Non-Conservation	313.67	\$5,110,000.00	607.27	\$9,452,500.00	BOT	11/18/2016	32960
DEP	D1087	Seminole	Sale	Murphy Act Lands	0.13	\$2,010.00	0.00	\$0.00	DELEGATION	11/23/2016	32968
DEP	D1088	Pinellas	Sale	Non-Conservation	0.32	\$265,000.00	0.00	\$0.00	DELEGATION	12/1/2016	32896
DEP	D1089	Polk	Sale	Non-Conservation	30.40	\$275,000.00	0.00	\$0.00	DELEGATION	12/1/2016	32955
DEP	D1090	Hillsborough	Sale	Non-Conservation	0.98	\$130,000.00	0.00	\$0.00	DELEGATION	12/14/2016	32951
DEP	D1093	Hardee	Sale	Murphy Act Lands	0.23	\$2,500.00	0.00	\$0.00	DELEGATION	1/6/2017	32987
DEP	D1096	Brevard	Sale	Non-Conservation	3.20	\$84,400.00	0.00	\$0.00	DELEGATION	2/15/2017	32997
DEP	D1101	Seminole	Sale	Murphy Act Lands	1.84	\$250.00	0.00	\$0.00	DELEGATION	3/14/2017	32981
DEP	D1103	Escambia	Sale	Non-Conservation	1.69	\$21,000.00	0.00	\$0.00	DELEGATION	3/30/2017	33010
DEP	D1104	Santa Rosa	Sale	Non-Conservation	2.94	\$8,700.00	0.00	\$0.00	DELEGATION	5/1/2017	32535
DEP	D1118	Broward	Sale	Non-Conservation	0.16	\$9,600.00	0.00	\$0.00	DELEGATION	6/5/2017	32931
DEP	D1123	Gadsden	Sale	Non-Conservation	25.60	\$41,450.00	0.00	\$0.00	DELEGATION	6/12/2017	32914
DEP	D1130	Gadsden	Sale	Non-Conservation	266.00	\$321,860.00	0.00	\$0.00	DELEGATION	6/30/2017	33024
<b>16 Records</b>					<b>Non-Conservation Totals</b>	<b>652.73</b>	<b>\$6,822,575.00</b>	<b>607.27</b>	<b>\$9,452,500.00</b>		
AGENCY	FL SOLARIS #	COUNTY	TRANSACTION TYPE	PROPERTY TYPE	ACRES DISPOSED	REVENUE RECEIVED	LAND (ACRES) REC'D IN EXCHANGE	EXCHANGE DOLLAR VALUE	BOT OR DELEGATION	DATE OF CLOSING	DEED NUMBER
DEP	D1080	Putnam	Exchange	Conservation	199.00	\$0.01	225.98	\$0.01	DELEGATION	8/19/2016	32934
DEP	D1097	St. Johns	Exchange	Conservation	1.51	\$3,750.00	5.00	\$10,000.00	BOT	2/2/2017	32952
DEP	D1100	Walton	Exchange	Conservation	4.25	\$395,500.00	19.33	\$72,000.00	BOT	2/10/2017	32973
<b>3 Records</b>					<b>Conservation Totals</b>	<b>204.76</b>	<b>\$399,250.01</b>	<b>250.31</b>	<b>\$82,000.01</b>		
<b>BOT REPORT TOTALS</b>					<b>857.49</b> Acres Disposed	<b>\$7,221,825.01</b> Revenue Received	<b>857.58</b> Land (Acres) Rec'd in Exchange	<b>\$9,534,500.01</b> Exchange Dollar Value			



Sales Report of Non-BOT Property

07/01/2016 - 06/30/2017

AGENCY	FL SOLARIS #	COUNTY	TRANSACTION TYPE	PROPERTY TYPE	ACRES DISPOSED	REVENUE RECEIVED	LAND (ACRES) REC'D IN EXCHANGE	EXCHANGE DOLLAR VALUE	BOT OR DELEGATION	DATE OF CLOSING	DEED NUMBER
SFWMD	D1119	Collier	Sale	Not Indicated	1.76	\$1,305,001.00	0.00	\$0.00		12/19/2016	
SFWMD	D1120	Highlands	Sale	Not Indicated	2.73	\$221,860.00	0.00	\$0.00		5/3/2017	
SWFWMD	D1108	Hillsborough	Sale	Not Indicated	2.46	\$481,000.00	0.00	\$0.00		9/16/2016	
SFWMD	D1129	Okeechobee	Sale	Not Indicated	44.15	\$310,051.00	0.00	\$0.00		1/9/2017	
SWFWMD	D1110	Polk	Sale	Not Indicated	28.80	\$676,101.50	0.00	\$0.00		11/15/2016	
SFWMD	D1117	St. Lucie	Sale	Not Indicated	5.81	\$136,100.00	0.00	\$0.00		5/23/2017	
<b>6 Records</b>					<b>Non-Conservation Totals</b>	<b>85.71</b>	<b>\$3,130,113.50</b>	<b>0.00</b>	<b>\$0.00</b>		
AGENCY	FL SOLARIS #	COUNTY	TRANSACTION TYPE	PROPERTY TYPE	ACRES DISPOSED	REVENUE RECEIVED	LAND (ACRES) REC'D IN EXCHANGE	EXCHANGE DOLLAR VALUE	BOT OR DELEGATION	DATE OF CLOSING	DEED NUMBER
SWFWMD	D1107	Hillsborough	Sale	Not Indicated	37.96	\$349,200.00	0.00	\$0.00		9/1/2016	
SWFWMD	D1111	Hillsborough	Exchange	Not Indicated	57.26	\$0.01	129.04	\$264,966.91		9/26/2016	
SWFWMD	D1112	Hillsborough	Exchange	Not Indicated	95.50	\$0.01	95.50	\$441,920.01		9/26/2016	
SWFWMD	D1113	Hillsborough	Exchange	Not Indicated	14.40	\$0.01	14.40	\$66,635.06		9/26/2016	
SWFWMD	D1114	Hillsborough	Exchange	Not Indicated	1.42	\$0.01	1.42	\$6,570.96		9/26/2016	
SWFWMD	D1115	Hillsborough	Exchange	Not Indicated	20.18	\$0.01	20.18	\$93,381.63		9/26/2016	
SWFWMD	D1116	Manatee	Exchange	Not Indicated	15.00	\$12,000.00	15.00	\$52,500.00		3/6/2017	
SWFWMD	D1106	Polk	Sale	Not Indicated	86.18	\$180,000.00	0.00	\$0.00		8/1/2016	
SJRWMD	D1124	St. Johns	Exchange	Not Indicated	1.51	\$5,000.00	5.00	\$15,000.00		2/2/2017	
SWFWMD	D1109	Sumter	Sale	Not Indicated	5.60	\$30,125.00	0.00	\$0.00		9/15/2016	
SJRWMD	D1125	Volusia	Transfer	Not Indicated	784.83	\$0.01	0.00	\$0.00		4/11/2017	
SJRWMD	D1126	Volusia	Transfer	Not Indicated	162.01	\$0.10	0.00	\$0.00		4/11/2017	
<b>12 Records</b>					<b>Conservation Totals</b>	<b>1,281.85</b>	<b>\$576,325.16</b>	<b>280.54</b>	<b>\$940,974.57</b>		
<b>NON-BOT REPORT TOTALS</b>					<b>1,367.56</b> Acres Disposed	<b>\$3,706,438.66</b> Revenue Received	<b>280.54</b> Land (Acres) Rec'd in Exchange	<b>\$940,974.57</b> Exchange Dollar Value			

### Attachment C: State Land Real Property Leases Released to Other Agencies

#### DEP Release of Lease Activity Report

07/01/2016 - 06/30/2017

DSL LEASE	ACREAGE	COUNTY	PROPERTY NAME	DATE RELEASED
4403	12.00	Brevard	Brightwaters Property	6/29/2017
4449	14.70	Brevard	S. Brevard Trail Connector	10/14/2016
3373	444.25	Broward	Hollywood North Beach	12/29/2016
2634	0.81	Duval	Park Street Service Center	7/26/2016
4068-001	172.13	Duval	Rails-to-Trails	10/14/2016
4510	1.69	Escambia	Health Care Facility	2/22/2017
3711	0.54	Escambia	Regional Lab (50 W. Maxwell St.)	11/29/2016
3381	88.95	Gadsden	Golf Course	11/29/2016
2582	1.14	Gadsden	UF/IFAS Research Center	4/26/2017
3346-03	4.07	Hamilton	Library/Town Hall	10/5/2016
4304	2.46	Hillsborough	McKay Bay Greenway	10/11/2016
4280-001	0.00	Hillsborough	South Tampa Bay Greenway	10/14/2016
4280	19.43	Hillsborough	South Tampa Bay Greenway	10/14/2016
4262	513.87	Jackson	Chipola River Greenway	10/18/2016
2537-01	0.00	Leon	Lake Talquin Dam	4/27/2017
3281-02	0.00	Miami-Dade	Juvenile Justice Center	3/29/2017
2703	6.45	Okeechobee	Okeechobee Sub-My	12/28/2016
4599	5.21	Orange	Cady Way Trail	10/18/2016
4258-001	0.00	Orange	Orange County DEP/OGT	10/14/2016
4258	62.49	Orange	West Orange Trail	10/18/2016
3768	2.95	Polk	Citrus Winter Haven Inspection Building	5/23/2017
4213	30.40	Polk	Lakeland Site	2/10/2017
2673-001	5.49	Union	Florida Gateway College AKA Lake City Community College	1/9/2017
3761	55.77	Volusia	Daytona Construction Office	12/28/2016
2659	4.62	Volusia	Volusia County Halfway House	10/26/2016

DEP Partial Release of Lease Activity Report  
07/01/2016 - 06/30/2017

DSL LEASE	ACREAGE	COUNTY	PROPERTY NAME	DATE RELEASED
3707	408.02	Alachua	North Florida Evaluation and Treatment Center	8/30/2016
4531-002	3.24	Brevard	Emma Jewel Charter School	5/23/2017
4531	3.20	Brevard	Monroe Center Central Service Facility	5/23/2017
2740	80.15	Broward	UF/IFAS - Ft. Lauderdale Rec.	4/3/2017
4085	0.23	Charlotte	Charlotte Harbor Preserve	6/29/2017
3819	572.55	Collier	Rookery Bay National Estuary	6/21/2017
4402	2,006.96	Duval	Julington-Durbin Preserve	5/23/2017
4295	1.94	Hillsborough	Strret, Stormwater and Traffic	5/23/2017
3634	1.99	Levy	Manatee Springs	4/14/2017
3628	370.23	Martin	Jonathan Dickinson State Park	1/9/2017
3386	3.20	Walton	Grayton Beach	5/23/2017
3972	2.34	Walton	Point Washington State Forest	11/29/2016
2533	1.55	Walton	Ponce De Leon Springs	6/21/2017