

Disposition of State Lands and Facilities

2018 Annual Report

October 1, 2018



Department of Management Services
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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.

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, Department of Financial Services, County Property Appraisers, 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 1,112 individual FL-SOLARIS user accounts for 388 entities and assists all users with updating and maintaining the inventory.

Scope of the October 2018 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 provided upon request.

There are various reports that use the categories or surplus statuses that were discussed above (see Scope of the October 2018 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, 2018, the report contains a total of 303 properties that are candidates for disposition or in the disposition process, containing an estimated 333 acres with an estimated value of \$2.5 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 17/18, 41 Board of Trustees properties were disposed of and are listed in Attachment B. 35 were sales, 2 were transfers and 4 were exchanges of property. Total revenue received from the dispositions was \$13,955,238 and 63.75 acres of land valued at \$6,263,000 was received through the exchanges. For FY 17/18, 17 non-Board of Trustees properties were disposed of and are listed in Attachment B. 13 were sales, 2 were transfers and 2 were exchanges. Total revenue received was \$12,174,198 and 1,331.90 acres of land valued at \$1,350,000 was received through the 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

Available for Disposition Report of BOT Property

LAND STATUS	RECORD COUNT	ESTIMATED ACRES	ESTIMATED VALUE*
CANDIDATE FOR DISPOSITION - Identifying Activities	0	0.00	\$0.00
CANDIDATE FOR DISPOSITION - Government Noticing Activities	0	0.00	\$0.00
DISPOSITION - Process Review Activities	297	323.13	\$2,358,117.00
DISPOSITION - In Process	6	9.49	\$146,502.00
BOT TOTALS	303	332.62	\$2,504,619.00

Table 1 Available for Disposition Report of BOT Property

*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	40	9,391.59	\$73,197,946.36
CANDIDATE FOR DISPOSITION - Government Noticing Activities	41	23,080.92	\$54,123,713.36
DISPOSITION - Process Review Activities	54	2,315.57	\$8,187,711.66
DISPOSITION - In Process	4	439.08	\$1,478,900.00
NON-BOT TOTALS**	139	35,227.16	\$136,988,271.38

Table 2 Available for Disposition Report of Non-BOT Property

*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 five (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

07/01/2017 - 06/30/2018

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	D1132	Leon	Exchange	Non-Conservation	5.74	\$0.01	5.34	\$5,810,000.00	BOT	8/2/2017	32801
DEP	D1133	Miami-Dade	Sale	Non-Conservation	0.93	\$1,850,000.00	0.00	\$0.00	BOT	8/30/2017	32982
DEP	D1134	Polk	Sale	Murphy Act Lands	0.16	\$1,000.00	0.00	\$0.00	DELEGATION	8/8/2017	33064
DEP	D1135	Alachua	Sale	Murphy Act Lands	0.28	\$1,500.00	0.00	\$0.00	DELEGATION	9/15/2017	33062
DEP	D1136	Columbia	Sale	Murphy Act Lands	1.82	\$13,500.00	0.00	\$0.00	DELEGATION	9/22/2017	33055
DEP	D1138	Citrus	Sale	Non-Conservation	49.78	\$109,000.00	0.00	\$0.00	DELEGATION	10/6/2017	33072
DEP	D1139	Alachua	Sale	Murphy Act Lands	0.41	\$2,000.00	0.00	\$0.00	DELEGATION	10/18/2017	33090
DEP	D1140	Miami-Dade	Sale	Non-Conservation	607.27	\$4,342,500.00	0.00	\$0.00	BOT	8/4/2017	33015
DEP	D1142	Alachua	Sale	Murphy Act Lands	0.23	\$1,500.00	0.00	\$0.00	DELEGATION	11/9/2017	33092
DEP	D1144	Brevard	Sale	Murphy Act Lands	0.11	\$1,500.00	0.00	\$0.00	DELEGATION	11/15/2017	33095
DEP	D1145	Alachua	Sale	Murphy Act Lands	0.37	\$1,500.00	0.00	\$0.00	DELEGATION	11/16/2017	33059
DEP	D1146	Osceola	Sale	Non-Conservation	14.80	\$2,690,025.00	0.00	\$0.00	BOT	12/7/2017	32915
DEP	D1148	Hernando	Sale	Murphy Act Lands	0.24	\$3,600.00	0.00	\$0.00	DELEGATION	12/20/2017	33105
DEP	D1149	Sarasota	Sale	Murphy Act Lands	0.06	\$3,000.00	0.00	\$0.00	DELEGATION	1/10/2018	33100
DEP	D1150	Flagler	Sale	Non-Conservation	0.61	\$6,000.00	0.00	\$0.00	DELEGATION	12/12/2017	33088
DEP	D1151	Volusia	Sale	Murphy Act Lands	1.77	\$43,000.00	0.00	\$0.00	DELEGATION	12/21/2017	33102
DEP	D1152	Collier	Sale	Non-Conservation	3.44	\$250,000.00	0.00	\$0.00	DELEGATION	1/11/2018	33080
DEP	D1153	Duval	Sale	Non-Conservation	2.97	\$450,000.00	0.00	\$0.00	DELEGATION	1/18/2018	32791
DEP	D1154	Marion	Sale	Murphy Act Lands	0.63	\$100.00	0.00	\$0.00	DELEGATION	1/19/2018	33101
DEP	D1158	Duval	Sale	Non-Conservation	0.24	\$5,501.00	0.00	\$0.00	DELEGATION	1/19/2018	32957
DEP	D1160	Palm Beach	Transfer	Non-Conservation	0.01	\$0.01	0.00	\$0.00	BOT	7/31/2017	42034
DEP	D1161	Miami-Dade	Sale	RICO	0.24	\$387,000.00	0.00	\$0.00	DELEGATION	1/24/2018	33025
DEP	D1162	Marion	Sale	Murphy Act Lands	3.21	\$7,350.00	0.00	\$0.00	DELEGATION	1/29/2018	33127
DEP	D1163	Columbia	Sale	Murphy Act Lands	2.00	\$6,000.00	0.00	\$0.00	DELEGATION	2/6/2018	33120
DEP	D1164	Alachua	Sale	Murphy Act Lands	0.22	\$2,000.00	0.00	\$0.00	DELEGATION	2/13/2018	33122
DEP	D1165	St. Johns	Sale	Murphy Act Lands	0.60	\$1,250.00	0.00	\$0.00	DELEGATION	3/28/2018	33116
DEP	D1166	Okaloosa	Sale	Murphy Act Lands	14.55	\$17,500.00	0.00	\$0.00	DELEGATION	3/30/2018	33123
DEP	D1168	Escambia	Sale	Non-Conservation	6.52	\$105,000.00	0.00	\$0.00	DELEGATION	3/28/2018	33065
DEP	D1169	Escambia	Sale	Non-Conservation	0.09	\$15,000.00	0.00	\$0.00	DELEGATION	4/6/2018	33103
DEP	D1171	Hardee	Sale	Murphy Act Lands	0.83	\$1,100.00	0.00	\$0.00	DELEGATION	4/25/2018	33142
DEP	D1172	Marion	Sale	Non-Conservation	25.36	\$63,800.00	0.00	\$0.00	DELEGATION	4/20/2018	33026
DEP	D1173	Hardee	Sale	Murphy Act Lands	0.20	\$2,500.00	0.00	\$0.00	DELEGATION	5/3/2018	33141
DEP	D1175	Santa Rosa	Sale	Murphy Act Lands	20.00	\$25,000.00	0.00	\$0.00	DELEGATION	5/15/2018	33016
DEP	D1184	DeSoto	Sale	Non-Conservation	6.50	\$451,000.00	0.00	\$0.00	DELEGATION	5/23/2018	33131
DEP	D1185	Miami-Dade	Sale	Non-Conservation	4.63	\$3,031,001.00	0.00	\$0.00	BOT	6/6/2018	33036

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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	D1188	Volusia	Sale	Murphy Act Lands	0.08	\$800.00	0.00	\$0.00	DELEGATION	6/14/2018	33158
DEP	D1189	Hardee	Sale	Murphy Act Lands	2.71	\$5,000.00	0.00	\$0.00	DELEGATION	6/14/2018	33140
DEP	D1214	Miami-Dade	Transfer	Non-Conservation	4.02	\$43,691.00	0.00	\$0.00	BOT	6/12/2018	42042

38 Records **Non-Conservation Totals** **783.63** **\$13,940,218.02** **5.34** **\$5,810,000.00**
Table 3a Sales Report of BOT Property – Non-Conservation

AGENCY	FL SOLARI S #	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	D1141	Walton	Exchange	Conservation	28.51	\$15,000.00	39.02	\$380,000.00	BOT	10/11/2017	33048
DEP	D1170	Santa Rosa	Exchange	Conservation	2.00	\$10.00	4.00	\$16,000.00	DELEGATION	12/17/2017	33000
DEP	D1174	Citrus	Exchange	Conservation	10.33	\$10.00	15.39	\$57,000.00	DELEGATION	5/8/2018	33078

3 Records **Conservation Totals** **40.84** **\$15,020.00** **58.41** **\$453,000.00**
Table 3b Sales Report of BOT Property- Conservation

BOT REPORT TOTALS	ACRES DISPOSED	REVENUE RECEIVED	LAND (ACRES) REC'D IN EXCHANGE	EXCHANGE DOLLAR VALUE
	824.47	\$13,955,238.02	63.75	\$6,263,000.00

Table 3c Total Sales Report of BOT Property

Sales Report of Non-BOT Property

07/01/2017 - 06/30/2018

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	D1179	Hillsborough	Sale		1.18	\$75,000.00	0.00	\$0.00		7/12/2017	
SFWMD	D1204	Broward	Sale		9.24	\$1,404,480.00	0.00	\$0.00		5/31/2018	
SFWMD	D1205	Broward	Sale		23.41	\$3,090,120.00	0.00	\$0.00		5/31/2018	
SFWMD	D1206	Okeechobee	Sale		20.03	\$167,005.00	0.00	\$0.00		11/30/2017	
SFWMD	D1208	Palm Beach	Sale		10.47	\$265,335.00	0.00	\$0.00		3/30/2018	

5 Records **Non-Conservation Totals** **64.33** **\$5,001,940.00** **0.00** **\$0.00**
 Table 4a Sales Report of Non-BOT Property – Non-Conservation

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	D1176	Manatee	Sale		7.70	\$317,000.00	0.00	\$0.00		1/8/2018	
SWFWMD	D1177	Manatee	Transfer		66.00	\$0.01	0.00	\$0.00		8/9/2017	
SWFWMD	D1178	Hillsborough	Sale		7.37	\$107,000.00	0.00	\$0.00		3/9/2018	
SWFWMD	D1180	Pasco	Sale		326.34	\$876,000.00	0.00	\$0.00		8/21/2017	
SWFWMD	D1181	Pasco	Sale		383.78	\$1,247,057.50	0.00	\$0.00		9/14/2017	
SWFWMD	D1182	Lake	Sale		248.00	\$590,000.00	0.00	\$0.00		10/5/2017	
SWFWMD	D1183	Hillsborough	Sale		89.37	\$2,295,000.00	0.00	\$0.00		8/9/2017	
SRWMD	D1196	Dixie	Transfer		100.22	\$0.01	0.00	\$0.00		7/11/2017	
SFWMD	D1207	Palm Beach	Exchange		2,591.73	\$1,270,000.00	1,327.47	\$1,350,000.00		2/5/2018	
SJRWMD	D1210	Orange	Exchange		1.53	\$0.01	4.43	\$0.01		11/14/2017	
SWFWMD	D1211	DeSoto	Sale		21.29	\$340,000.00	0.00	\$0.00		6/25/2018	
SWFWMD	D1212	Hernando	Sale		1.96	\$130,200.00	0.00	\$0.00		6/25/2018	

12 Records **Conservation Totals** **3,845.29** **\$7,172,257.53** **1,331.90** **\$1,350,000.01**
 Table 4b Sales Report of BOT Property – Conservation

NON-BOT REPORT TOTALS		ACRES DISPOSED	REVENUE RECEIVED	LAND (ACRES) REC'D IN EXCHANGE	EXCHANGE DOLLAR VALUE
		3,909.62	\$12,174,197.53	1,331.90	\$1,350,000.01

Table 4c Total Sales Report of BOT Property

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

DEP Release of Lease Activity Report

07/01/2017 - 06/30/2018

DSL LEASE	ACREAGE	COUNTY	PROPERTY NAME	DATE RELEASED
4147-01	0.00	Seminole	Oveideo Spring Hammock Tr	8/14/2017
4147	124.30	Seminole	Oviedo-Spring Hammock Trail	8/14/2017
4236	1528.35	Hillsborough	Cytec-Brewster Leased Res	8/15/2017
3501	0.00	Palm Beach	South Of Bowing Palm Beach Co.	8/23/2017
3502	13.02	Palm Beach	Juno Beach / Ocean	8/23/2017
3760	1.87	Pinellas	Clearwater Engineers Office	10/02/2017
3132-001	0.01	Pasco	Credit Union	10/02/2017
3305	55.02	Santa Rosa	Berrydale Forestry Camp	10/02/2017
4606	53.28	Citrus	Citrus County Site	11/01/2017
3367	10.19	Monroe	Big Pine Satellite Office	11/01/2017
4568-01-02	0.14	Volusia	Old New Smyrna Beach High School	12/12/2017
3355	0.51	Monroe	Monroe Co - FHP Station	1/23/2018
3883	3.70	Collier	FHP Station	4/30/2018
4269	6.88	Escambia	Road & Bridges Dept.	4/30/2018
3263	21.70	Gadsden	Chattahoochee High School	4/30/2018
4088	9.21	Volusia	Firetower Rec Area	5/10/2018
4659	2.98	Duval	County Health Center	5/22/2018
2628-14-22	0.56	Broward	South Florida State Hospital (Polk Bldg. #67)	5/22/2018
3331	6.40	Desoto	Arcadia Road Prison	6/22/2018
4786	4.60	Miami-Dade	Opa Locka Work Camp	6/22/2018

Table 5 DEP Release of Lease Activity Report

DEP Partial Release of Lease Activity Report

07/01/2017 - 06/30/2018

DSL LEASE	ACREAGE	COUNTY	PROPERTY NAME	DATE RELEASED
2923	0.37	Monroe	Fort Zachary Taylor	7/24/2017
4485	63.76	Alachua	Newnans Lake	8/15/2017
3109	0.16	Broward	Broward - Regional Juvenile Detention Center	10/2/2017
2736	5.68	Leon	FSU Main Campus	10/2/2017
4093	5.36	Hillsborough	Balm Botette Scrub	10/2/2017
4571	0.07	Leon	Capital Cascade Trail	10/2/2017
4013	390.11	Marion	Marjorie Harris Carr Cross Florida Greenway	10/2/2017
3271	0.93	Miami-Dade	South FL Evaluation and Treatment Center	10/2/2017
3609	8.35	Monroe	Bahia Honda	10/2/2017
4341	0.39	Monroe	Florida Keys Overseas Heritage Trail	10/2/2017
4153	0.57	Monroe	Florida Keys WMA	10/2/2017
2707	9.35	Sarasota	Sarasota Sub Maintenance Yard	10/16/2017
3386	1.00	Walton	Grayton Beach State Park	1/23/2018
3819	8960.00	Collier	Rookery Bay National Estuary	1/23/2018
3556	31.25	Escambia	Cottage Hill State Forest	1/23/2018
4571	1.94	Leon	Capital Cascade Trail	1/23/2018
3513	37.00	Bradford	Florida State Prison And New River Correctional Inst	4/30/2018
3316	64.80	Citrus	Withlacoochee State Forest	4/30/2018
2675-003	266.00	Gadsden	Apalachee Correctional Institution	4/30/2018
2675	138.92	Gadsden	Apalachee Correctional Institution	4/30/2018
3586	389.00	Hernando	Chassahowitzka WMA	4/30/2018
2676	25.36	Marion	Lowell/Marion Correctional Institution	4/30/2018
2676	32.48	Marion	Lowell/Marion Correctional Institution	4/30/2018
4013	11.20	Marion	Marjorie Harris Carr Cross Florida Greenway	4/30/2018
4013	199.18	Marion	Marjorie Harris Carr Cross Florida Greenway	4/30/2018
3309	18.93	Miami-Dade	Dade And Homestead Correctional Institution	4/30/2018

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DSL LEASE	ACREAGE	COUNTY	PROPERTY NAME	DATE RELEASED
2657	14.20	Osceola	Osceola Co - Kissimmee - Diagnostic Lab	4/30/2018
3972	28.51	Walton	Point Washington State Forest	4/30/2018
3972	48.20	Walton	Point Washington State Forest	4/30/2018
3267	110.23	Monroe	Dagny Johnson Key Largo Hammock Botanical	6/4/2018
4153	0.69	Monroe	Florida Keys WEA	6/4/2018
3131	23.44	Leon	Innovation Park	6/28/2018

Table 6 DEP Partial Release of Lease Activity Report