

# *Disposition of State Lands and Facilities*

## *2019 Annual Report*

*October 1, 2019*



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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 1,206 individual FL-SOLARIS user accounts for 445 entities and assists all users with updating and maintaining the inventory.

### ***Scope of the October 2019 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 2019 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, 2019, the report contains a total of 295 properties that are candidates for disposition or in the disposition process, containing an estimated 315 acres with an estimated value of \$2.75 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 18/19, 22 Board of Trustees properties were disposed of and are listed in Attachment B. 16 were sales, 3 were transfers and 3 were exchanges of property. Total revenue received from the dispositions was \$982,350 and 10.70 acres of land valued at \$7,986,000 was received through the exchanges. For FY 18/19, 34 non-Board of Trustees properties were disposed of and are listed in Attachment B. 19 were sales, 11 were transfers and 4 were exchanges. Total revenue received was \$695,242 and 40.52 acres of land valued at \$223,500 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 253.0341(3), 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	2	0.70	\$0.00
CANDIDATE FOR DISPOSITION - Government Noticing Activities	0	0.00	\$0.00
DISPOSITION - Process Review Activities	290	308.32	\$2,728,478.00
DISPOSITION - In Process	3	6.50	\$29,961.00
<b>BOT TOTALS</b>	<b>295</b>	<b>315.52</b>	<b>\$2,758,439.00</b>

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	30	1,530.40	\$19,593,577.00
CANDIDATE FOR DISPOSITION - Government Noticing Activities	41	23,080.92	\$54,123,713.36
DISPOSITION - Process Review Activities	49	1,512.53	\$5,831,805.00
DISPOSITION - In Process	5	594.40	\$16,155,439.00
<b>NON-BOT TOTALS**</b>	<b>125</b>	<b>26,718.25</b>	<b>\$95,704,534.36</b>

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**

07/01/2018 - 06/30/2019

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	D1215	Duval	Sale	Murphy Act Lands	0.62	\$6,000.00	0.00	\$0.00	DELEGATION	7/17/2018	33136
DEP	D1216	Suwannee	Sale	Murphy Act Lands	0.97	\$2,500.00	0.00	\$0.00	DELEGATION	8/15/2018	33153
DEP	D1217	Walton	Sale	Murphy Act Lands	6.00	\$11,000.00	0.00	\$0.00	DELEGATION	8/22/2018	33169
DEP	D1218	Marion	Sale	Murphy Act Lands	1.00	\$4,000.00	0.00	\$0.00	DELEGATION	8/27/2018	33181
DEP	D1219	Polk	Sale	Non-Conservation	0.21	\$160,500.00	0.00	\$0.00	DELEGATION	8/29/2018	33156
DEP	D1224	Alachua	Sale	Murphy Act Lands	0.35	\$2,000.00	0.00	\$0.00	DELEGATION	9/10/2018	33182
DEP	D1221	Santa Rosa	Sale	Non-Conservation	55.65	\$330,100.00	0.00	\$0.00	DELEGATION	9/11/2018	33155
DEP	D1222	Putnam	Sale	Murphy Act Lands	1.00	\$3,500.00	0.00	\$0.00	DELEGATION	9/19/2018	33187
DEP	D1238	Broward	Transfer	Non-Conservation	0.60	\$0.01	0.00	\$0.00	BOT	10/3/2018	33197
DEP	D1225	Sumter	Sale	Murphy Act Lands	0.34	\$5,250.00	0.00	\$0.00	DELEGATION	10/4/2018	33157
DEP	D1227	Duval	Sale	Non-Conservation	0.16	\$150,000.00	0.00	\$0.00	DELEGATION	12/18/2018	33137
DEP	D1228	Suwannee	Sale	Murphy Act Lands	0.57	\$1,400.00	0.00	\$0.00	DELEGATION	1/2/2019	33161
DEP	D1230	Seminole	Exchange	Non-Conservation	0.54	\$0.01	1.36	\$124,500.00	BOT	1/15/2019	33147
DEP	D1229	Hillsborough	Sale	Non-Conservation	1.64	\$68,300.00	0.00	\$0.00	DELEGATION	1/15/2019	33194
DEP	D1231	Miami-Dade	Exchange	Non-Conservation	0.71	\$0.01	0.62	\$7,745,000.00	BOT	2/15/2019	33201
DEP	D1246	Dixie	Transfer	Non-Conservation	10.00	\$0.01	0.00	\$0.00	BOT	3/26/2019	33196
DEP	D1245	Marion	Transfer	Non-Conservation	3.92	\$0.01	0.00	\$0.00	BOT	3/26/2019	33203A
DEP	D1233	Volusia	Sale	Murphy Act Lands	0.09	\$300.00	0.00	\$0.00	DELEGATION	3/26/2019	33115
DEP	D1234	Levy	Sale	Murphy Act Lands	2.00	\$13,000.00	0.00	\$0.00	DELEGATION	4/2/2019	33205
DEP	D1236	Marion	Sale	Murphy Act Lands	1.74	\$14,000.00	0.00	\$0.00	DELEGATION	4/5/2019	33206
DEP	D1235	Highlands	Sale	Murphy Act Lands	0.50	\$37,000.00	0.00	\$0.00	DELEGATION	4/5/2019	33093

**21 Records**

**Non-Conservation Totals**

**88.61**

**\$808,850.05**

**1.98**

**\$7,869,500.00**

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	D1286	Monroe	Exchange	Conservation	1.16	\$173,500.00	8.72	\$116,500.00	BOT	5/10/2019	33200

**1 Record**

**Conservation Totals**

**1.16**

**\$173,500**

**8.72**

**\$116,500.00**

Table 3b Sales Report of BOT Property - Conservation

**BOT REPORT TOTALS**

ACRES DISPOSED	REVENUE RECEIVED	LAND (ACRES) REC'D IN EXCHANGE	EXCHANGE DOLLAR VALUE
<b>89.77</b>	<b>\$982,350.05</b>	<b>10.70</b>	<b>\$7,986,000.00</b>

Table 3c Total Sales Report of BOT Property



**Sales Report of Non-BOT Property**

07/01/2018 - 06/30/2019

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
SRWMD	D1282	Suwannee	Transfer		27.54	\$0.01	0.00	\$0.00		7/10/2018	
SRWMD	D1280	Suwannee	Transfer		4.86	\$0.01	0.00	\$0.00		7/10/2018	
SRWMD	D1279	Suwannee	Transfer		5.77	\$0.01	0.00	\$0.00		7/10/2018	
SRWMD	D1283	Columbia	Transfer		43	\$0.01	0.00	\$0.00		8/14/2018	
SFWMD	D1250	Collier	Transfer		1.43	\$0.01	0.00	\$0.00		9/12/2018	
SFWMD	D1249	Collier	Transfer		0.81	\$0.01	0.00	\$0.00		9/12/2018	
SFWMD	D1248	Collier	Transfer		2.28	\$0.01	0.00	\$0.00		9/12/2018	
SFWMD	D1247	Collier	Transfer		46.66	\$0.01	0.00	\$0.00		9/12/2018	
SFWWMD	D1252	Hernando	Sale		0.05	\$5,700.00	0.00	\$0.00		9/24/2018	
SFWWMD	D1256	Hernando	Sale		0.67	\$6,000.00	0.00	\$0.00		10/3/2018	
SFWWMD	D1254	Hernando	Sale		0.71	\$8,000.00	0.00	\$0.00		10/12/2018	
SFWMD	D1251	Lee	Sale		85.22	\$215,000.00	0.00	\$0.00		10/19/2018	
NFWWMD	D1278	Bay	Transfer		0.1	\$0.01	0.00	\$0.00		11/8/2018	
NFWWMD	D1277	Washington	Transfer		0.88	\$0.01	0.00	\$0.00		11/8/2018	
SFWWMD	D1255	Hernando	Sale		0.5	\$4,000.00	0.00	\$0.00		11/21/2018	
SFWMD	D1284	Okeechobee	Exchange		25.84	\$0.01	13.00	\$17,500.00		11/21/2018	
SFWWMD	D1259	Hernando	Sale		0.53	\$4,541.00	0.00	\$0.00		11/27/2018	
SFWWMD	D1258	Hernando	Sale		0.46	\$4,500.00	0.00	\$0.00		12/7/2018	
SFWWMD	D1257	Hernando	Sale		0.46	\$4,500.00	0.00	\$0.00		12/13/2018	
SFWWMD	D1262	Hernando	Sale		0.47	\$7,000.00	0.00	\$0.00		12/26/2018	
SFWWMD	D1264	Hernando	Sale		0.47	\$4,001.00	0.00	\$0.00		12/27/2018	
SJRWMD	D1244	Putnam	Transfer		203.48	\$0.01	0.00	\$0.00		1/15/2019	
SFWWMD	D1263	Hernando	Sale		0.45	\$4,500.00	0.00	\$0.00		2/25/2019	
NFWWMD	D1276	Bay	Exchange		22.40	\$0.01	22.40	\$112,500.00		3/27/2019	
SFWWMD	D1269	Hernando	Sale		0.96	\$8,500.00	0.00	\$0.00		4/3/2019	
SFWMD	D1272	Palm Beach	Exchange		1.04	\$0.01	0.12	\$0.01		4/22/2019	
SFWWMD	D1261	Hernando	Sale		0.45	\$4,000.00	0.00	\$0.00		5/3/2019	
SFWWMD	D1268	Hernando	Sale		0.92	\$14,000.00	0.00	\$0.00		5/8/2019	
SJRWMD	D1285	Orange	Exchange		69.50	\$0.01	5.00	\$93,500.00		5/8/2019	
SFWWMD	D1267	Hernando	Sale		0.93	\$9,000.00	0.00	\$0.00		5/9/2019	
SFWWMD	D1253	Pasco	Sale		112.24	\$280,000.00	0.00	\$0.00		5/10/2019	
SFWWMD	D1289	Citrus	Sale		25.00	\$85,000.00	0.00	\$0.00		5/22/2019	
SFWWMD	D1270	Hernando	Sale		1.01	\$9,000.00	0.00	\$0.00		6/4/2019	
SFWWMD	D1271	Hernando	Sale		2.01	\$18,000.00	0.00	\$0.00		6/5/2019	

**34 Records**

**Non-Conservation Totals**

**689.10**

**\$695,242.15**

**40.52**

**\$223,500.01**

Table 4a Sales Report of Non-BOT Property – Non-Conservation



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

**DEP Release of Lease Activity Report**

07/01/2018 - 06/30/2019

DSL LEASE	ACREAGE	COUNTY	PROPERTY NAME	DATE RELEASED
2628-14-23	0.15	BROWARD	City of Pembroke Pines Health Care Park	12/17/2018
3989	91.46	JACKSON	Dozier School Property	1/25/2019
3670	29.25	JACKSON	Jackson County Jail Site	1/25/2019
4439	6.00	JACKSON	City of Marianna Emergency Facility	1/28/2019
4114	660.67	JACKSON	North Florida Youth Development Center	1/28/2019
2771	294.94	JACKSON	North Florida Youth Development Center	1/28/2019
3447	1,350.00	JACKSON	Jackson County Work Center	2/22/2019
3716	5.00	BROWARD	Hollywood Armory	4/15/2019
4585-001	4.80	LEON	Martin House	4/15/2019
4404	0.69	SARASOTA	Sarasota - Doe Probation Building	4/26/2019
3186	26.60	BAY	Florida State University Panama City Campus	5/8/2019
2727-015	0.69	MIAMI-DADE	Pi Kappa Phi, Theta Delta Alumni Chapter, Inc.	6/13/2019

Table 5 DEP Release of Lease Activity Report

**DEP Partial Release of Lease Activity Report**

07/01/2018 - 06/30/2019

DSL LEASE	ACREAGE	COUNTY	PROPERTY NAME	DATE RELEASED
4301	169.73	COLUMBIA	Ichetucknee Trace - Off Highway Vehicles	7/2/2018
3973	1.30	LEON	Capitol Center Complex - Cascades Park	7/17/2018
2590	56.69	POLK	UF/IFAS - Lake Alfred	8/10/2018
2346	10.00	ALL	All Florida Forest Tower Sites	10/4/2018
3972	29.30	WALTON	Point Washington State Forest	10/16/2018
2603	8.83	PALM BEACH	Lantana/Lake Worth Health Center	10/30/2018
3686	2.00	SANTA ROSA	Blackwater River State Forest	12/12/2018
4024	1.00	SANTA ROSA	Blackwater Heritage Trail	1/2/2019
2840	7.49	COLLIER	Fakahatchee Strand	1/3/2019
2840	2,325.36	COLLIER	Fakahatchee Strand	1/3/2019
4013	10.33	MARION	Marjorie Harris Carr Cross Florida Greenway	1/15/2019
2840	0.12	COLLIER	Fakahatchee Strand	1/29/2019
2840	2.50	COLLIER	Fakahatchee Strand	1/29/2019
2840	9.77	COLLIER	Fakahatchee Strand	1/29/2019
2840	64.69	COLLIER	Fakahatchee Strand	1/29/2019
2840	262.12	COLLIER	Fakahatchee Strand	1/29/2019
3707	49.05	ALACHUA	North Florida Evaluation and Treatment Center	2/6/2019
2736	0.95	BAY	FSU Main Campus	4/1/2019
2736	0.99	BAY	FSU Main Campus	4/1/2019
2736	6.56	BAY	FSU Main Campus	4/1/2019
2736	14.89	BAY	FSU Main Campus	4/1/2019
2384	3.92	MARION	Ocala District Headquarters	4/2/2019
2840	104.82	COLLIER	Fakahatchee Strand	4/18/2019
3819	649.00	COLLIER	Rookery Bay National Estuary	4/29/2019
3927	2.62	COLLIER	Picayune Strand State Forest	5/21/2019
3927	50.56	COLLIER	Picayune Strand State Forest	5/21/2019
3927	1,470.87	COLLIER	Picayune Strand State Forest	5/21/2019
3927	1,928.05	COLLIER	Picayune Strand State Forest	5/21/2019

Table 6 DEP Partial Release of Lease Activity Report