

# ***Disposition of State Lands and Facilities***

## ***2020 Annual Report***

*October 1, 2020*



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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<sup>1</sup>](#). 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.

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<sup>1</sup> Link operational as of July 2020

DEP, together with DMS, maintains more than 1,186 individual FL-SOLARIS user accounts for 488 entities and assists all users with updating and maintaining the inventory.

### ***Scope of the October 2020 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 FY 2019-20. The Sales Report of Board of Trustees and Non-Board of Trustees Property (Attachment B) itemizes each of the properties sold, and State Land Real Property Leases Released to Other Agencies (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.

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 2020 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, 2020, the report contains a total of 287 properties that are candidates for disposition or are in the disposition process, comprising an estimated 232 acres with an estimated value of \$3.29 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 state agencies 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 Board of 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 2019-20, 13 Board of Trustees properties were disposed of and are listed in Attachment B. All 13 were sales of property. Total revenue received from the dispositions was \$7,365,060 involving 97.06 acres of land. For FY 2019-20, 19 non-Board of Trustees properties were disposed of and are listed in Attachment B. Seventeen were sales and two were transfers. Total revenue received was \$11,541,942 involving 938.47 acres of land.

***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 state agencies, state universities and Florida College System institutions for lease per Section 253.0341(7), 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 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	7.56	\$394,720.00
CANDIDATE FOR DISPOSITION - Government Noticing Activities	0	0.00	\$0.00
DISPOSITION - Process Review Activities	281	218.52	\$2,863,483.00
DISPOSITION - In Process	4	6.72	\$32,195.00
<b>BOT TOTALS</b>	<b>287</b>	<b>232.80</b>	<b>\$3,290,398.00</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	16	535.91	\$9,449,177.26
CANDIDATE FOR DISPOSITION - Government Noticing Activities	49	27,933.98	\$53,580,141.56
DISPOSITION - Process Review Activities	48	1,443.07	\$5,727,750.00
DISPOSITION - In Process	5	185.64	\$1,372,646.90
<b>NON-BOT TOTALS**</b>	<b>118</b>	<b>30,098.60</b>	<b>\$70,129,715.72</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 the Department of Agriculture and Consumer Services and the State's five water management districts.  
 Disclaimer: No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation.

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

**Sales Report of BOT Property**

07/01/2019 - 06/30/2020

Agency	FL Solaris #	County	Transaction Type	Property Type	Acres Disposed	Revenue Received	Land (Acres) Received in Exchange	Exchange Dollar Value	BOT or Delegation	Date of Closing	Deed Number
DEP	D1290	Putnam	Sale	Murphy Act Lands	0.18	\$2,600.00	0.00	\$0.00	DELEGATION	7/30/2019	33209
DEP	D1291	Sarasota	Sale	Non-Conservation	9.31	\$501,009.00	0.00	\$0.00	DELEGATION	8/6/2019	33198
DEP	D1292	Osceola	Sale	Non-Conservation	4.34	\$200,000.00	0.00	\$0.00	DELEGATION	9/5/2019	33208
DEP	D1294	Miami-Dade	Sale	Murphy Act Lands	0.16	\$14,850.00	0.00	\$0.00	DELEGATION	9/11/2019	33211
DEP	D1293	Marion	Sale	Murphy Act Lands	3.03	\$7,500.00	0.00	\$0.00	DELEGATION	9/11/2019	33207
DEP	D1295	Citrus	Sale	Non-Conservation	35.64	\$175,000.00	0.00	\$0.00	DELEGATION	10/25/2019	33212
DEP	D1296	Pinellas	Sale	Non-Conservation	0.44	\$32,000.00	0.00	\$0.00	DELEGATION	11/5/2019	33135
DEP	D1302	Levy	Sale	Murphy Act Lands	39.40	\$90,101.00	0.00	\$0.00	DELEGATION	1/16/2020	33216
DEP	D1301	Broward	Sale	Non-Conservation	0.54	\$401,000.00	0.00	\$0.00	DELEGATION	1/21/2020	33217
DEP	D1303	Marion	Sale	Murphy Act Lands	0.26	\$1,500.00	0.00	\$0.00	DELEGATION	2/20/2020	33213
DEP	D1304	Duval	Sale	Murphy Act Lands	0.77	\$11,000.00	0.00	\$0.00	DELEGATION	2/27/2020	33214
DEP	D1310	St. Johns	Sale	Murphy Act Lands	0.27	\$3,500.00	0.00	\$0.00	DELEGATION	6/9/2020	33215
DEP	D1327	Escambia	Sale	Non-Conservation	2.72	\$5,925,000.00	0.00	\$0.00	BOT	6/16/2020	33218

Table 3: Sales Report of BOT Property

13 Records Non-Conservation Totals **97.06** **\$7,365,060.00** **0.00** **\$0.00**

Table 3a Sales Report of BOT Property - Non-Conservation

0 Records Conservation Totals 0.00 \$0.00 0.00 \$0.00

Table 3b Sales Report of BOT Property - Conservation

**BOT REPORT TOTALS**

Table 3c Total Sales Report of BOT Property

Acres Disposed	Revenue Received	Land (Acres) Rec'd in Exchange	Exchange Dollar Value
<b>97.06</b>	<b>\$7,365,060.00</b>	<b>0.00</b>	<b>\$0.00</b>



**Sales Report of Non-BOT Property**

07/01/2019 - 06/30/2020

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	D1325	Citrus	Sale		33.55	\$36,000.00	0.00	\$0.00		7/15/2019	
SJRWMD	D1299	Marion	Sale		100.23	\$2,342,755.00	0.00	\$0.00		8/5/2019	
SWFWMD	D1323	Hernando	Sale		0.46	\$4,000.00	0.00	\$0.00		8/7/2019	
SWFWMD	D1313	Hernando	Sale		0.59	\$4,200.00	0.00	\$0.00		8/12/2019	
SWFWMD	D1311	Hernando	Sale		0.99	\$8,800.00	0.00	\$0.00		8/14/2019	
SWFWMD	D1318	Hernando	Sale		0.46	\$4,500.00	0.00	\$0.00		8/16/2019	
SWFWMD	D1319	Hernando	Sale		0.46	\$5,681.00	0.00	\$0.00		8/19/2019	
SWFWMD	D1316	Hernando	Sale		1.01	\$10,000.00	0.00	\$0.00		9/30/2019	
SWFWMD	D1320	Hernando	Sale		0.46	\$4,500.00	0.00	\$0.00		10/3/2019	
SJRWMD	D1297	Orange	Sale		13.01	\$375,000.00	0.00	\$0.00		10/10/2019	
NFWFMD	D1308	Walton	Sale		38.00	\$42,000.00	0.00	\$0.00		10/15/2019	
SWFWMD	D1317	Hernando	Sale		1.01	\$9,010.00	0.00	\$0.00		10/22/2019	
SFWMD	D1307	Palm Beach	Sale		570.77	\$8,661,045.00	0.00	\$0.00		11/1/2019	
SJRWMD	D1300	St. Johns	Transfer		1.96	\$5,450.00	0.00	\$0.00		11/12/2019	
SWFWMD	D1321	Hernando	Sale		0.46	\$4,001.00	0.00	\$0.00		12/20/2019	
SWFWMD	D1324	Hernando	Sale		0.46	\$4,500.00	0.00	\$0.00		1/29/2020	
SWFWMD	D1322	Hernando	Sale		0.95	\$13,000.00	0.00	\$0.00		1/30/2020	
SWFWMD	D1328	Hernando	Sale		0.62	\$7,500.00	0.00	\$0.00		2/7/2020	
SWFWMD	D1326	Pasco	Transfer		173.02	\$0.01	0.00	\$0.00		6/8/2020	

Table 4: Sales Report of Non-BOT Property

34 Records Non-Conservation Totals 938.47 \$11,541,942.01 0.00 \$0.00

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

0 Records Conservation Totals 0.00 \$0.00 0.00 \$0.00

Table 4b Sales Report of Non-BOT Property - Conservation

**NON-BOT REPORT TOTALS**

Table 4c Total Sales Report of Non-BOT Property 1

Acres Disposed	Revenue Received	Land (Acres) Rec'd in Exchange	Exchange Dollar Value
<b>938.47</b>	<b>\$11,541,942.01</b>	<b>0.00</b>	<b>\$0.00</b>

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

### DEP Release of Lease Activity Report

07/01/2019 - 06/30/2020

DSL Lease	Acreage	County	Property Name	Date Released
4237	29.55	Walton	DeFuniak Springs Maintenance Yard	7/18/2019
3119	0.71	Miami-Dade	Dade County Doe	7/29/2019
3603	0.22	Polk	EH-Radiology (225 Avenue D N.W.)	7/29/2019
2506-02	0.61	Monroe	Monroe County Tax Collector	10/17/2019
2646	35.64	Citrus	Florida City Maintenance Yard	11/13/2019
3619-02	100.00	Jackson	Florida Caverns Golf Course	11/13/2019
4444	0.43	Pinellas	Interstate 275 Corridor	12/17/2019
4555	56.84	Alachua	Armory Florida National Guard	1/23/2020
3392	2.36	Escambia	LE Pensacola Field Office	1/31/2020
3238	0.54	Broward	Crescent House	2/21/2020
4597-001	6.12	Orange	Tracts 1,2,3,4 & 5 Semoran Blvd.	5/5/2020
3318-01	59.19	Miami-Dade	Dade Juvenile Residential Facility	5/12/2020
4658	0.44	Dixie	Tower Site	6/9/2020

Table 5 DEP Release of Lease Activity Report

### DEP Partial Release of Lease Activity Report

07/01/2019 - 06/30/2020

DSL Lease	Acreage	County	Property Name	Date Released
4485	10.00	Alachua	Newnans Lake	7/29/2019
4013	80.15	Marion	Marjorie Harris Carr Cross Florida Greenway	7/29/2019
3876	4.56	Citrus	Withlacoochee State Trail	7/30/2019
2714	11.07	Pinellas	Pinellas Maintenance Yard	8/20/2019
2536	1.16	Monroe	Indian Key State Park	8/30/2019
2555	4.34	Osceola	Osceola Co - Highway Safety Motor Vehicles	9/25/2019
2727	1.50	Miami-Dade	FIU Main Campus	11/12/2019
2720	14.21	Washington	Caryville Maintenance Yard	11/15/2019
4728	43.06	Alachua	FL Forest Service - Gainesville	12/18/2019
4013-90	18.48	Marion	Canal Lands Horse Park	1/23/2020
2724	131.16	Palm Beach	Florida Atlantic University Campus	2/4/2020
4307-001	0.08	Collier	Communications Tower Site	4/21/2020
4307	0.08	Monroe	Big Pine Key Tower Site	4/23/2020
2346	1.00	Leon	All Florida Forest Tower Sites	6/16/2020

Table 6 DEP Partial Release of Lease Activity Report