

# *Disposition of State Lands and Facilities*

## *2021 Annual Report*

*October 1, 2021*



*Table of Contents*

Disposition of State Lands and Facilities.....	1
Purpose .....	3
Disposition Process.....	3
Interagency Collaboration .....	3
Scope of the October 2021 Disposition Report.....	4
Findings.....	4
State-Owned Inventory for Disposition .....	4
Board of Trustees State-Owned Land and Facility Dispositions.....	5
Non-Board of Trustees State-Owned Land and Facility Dispositions.....	5
Sales Reports of Board of Trustees’ and Non-Board of Trustees’ Property.....	6
Board of Trustees Land Leases Released Activity .....	6
Attachment A: State-Owned Inventory Available for Disposition .....	7
Available for Disposition Report of BOT Property .....	7
Available for Disposition Report of Non-BOT Property.....	7
Attachment B: Sales Report of Board of Trustees and Non-Board of Trustees Property .....	8
Sales Report of BOT Property .....	8
Sales Report of Non-BOT Property .....	9
Attachment C: State Land Real Property Leases Released to Other Agencies.....	10
DEP Release of Lease Activity Report.....	10
DEP Partial Release of Lease Activity Report .....	10



## ***Purpose***

Section 216.0153, Florida Statutes (F.S.), 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 (F.S.); 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 ensure 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, the Department of Financial Services, county property appraisers, the Department of Education and the 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 September 2021

DEP, together with DMS, maintains more than 1,107 individual FL-SOLARIS user accounts for 530 entities and assists all users with updating and maintaining the inventory.

### ***Scope of the October 2021 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.

Section 216.0152, F.S., 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 in 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 2021 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, 2021, the report contains a total of 276 properties that are candidates for disposition or in the disposition process, containing an estimated 225 acres with an estimated value of \$5.55 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 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 five 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 Fiscal Year 2020-21, 21 Board of Trustees properties were disposed of and are listed in Attachment B. Eighteen were sales, two were transfers and one was an exchange of property. Total revenue received from the dispositions was \$1,680,311 involving 76.45 acres of land. For FY 2020-21, six non-Board of Trustees properties were disposed of and are listed in Attachment B. Four were sales and two were exchanges. Total revenue received was \$15,780,860 involving 1,416.07 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 for lease per section 253.0341(7), F.S. 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 the 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 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	5.23	\$167,442.00
CANDIDATE FOR DISPOSITION - Government Noticing Activities	0	0.00	\$0.00
DISPOSITION - Process Review Activities	266	209.33	\$4,964,827.00
DISPOSITION - In Process	8	10.44	\$422,122.00
<b>BOT TOTALS</b>	<b>276</b>	<b>225.00</b>	<b>\$5,554,391.00</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	13	305.87	\$7,900,457.25
CANDIDATE FOR DISPOSITION - Government Noticing Activities	77	27,068.45	\$53,560,641.56
DISPOSITION - Process Review Activities	30	1,033.96	\$2,601,785.00
DISPOSITION - In Process	5	185.64	\$1,372,646.90
<b>NON-BOT TOTALS**</b>	<b>125</b>	<b>28,593.92</b>	<b>\$65,435,530.71</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

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

**Sales Report of BOT Property**

07/01/2020 - 06/30/2021

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	D1330	Nassau	Sale	Murphy Act Lands	0.85	\$15,000.00	0.00	\$0.00	DELEGATION	7/8/2020	33225
DEP	D1331	Gadsden	Sale	Murphy Act Lands	15.79	\$25,000.00	0.00	\$0.00	DELEGATION	7/9/2020	33224
DEP	D1334	Walton	Sale	Murphy Act Lands	0.21	\$4,000.00	0.00	\$209,000.00	DELEGATION	7/20/2020	33226
DEP	D1341	Leon	Exchange	Non-Conservation	0.11	\$1.00	0.12	\$0.00	DELEGATION	8/12/2020	42102
DEP	D1336	Marion	Sale	Murphy Act Lands	3.00	\$21,000.00	0.00	\$0.00	DELEGATION	8/13/2020	33190
DEP	D1339	Manatee	Sale	Murphy Act Lands	8.06	\$6,900.00	0.00	\$0.00	DELEGATION	10/12/2020	33210
DEP	D1338	Pasco	Sale	Murphy Act Lands	0.29	\$25,000.00	0.00	\$0.00	DELEGATION	10/13/2020	33228
DEP	D1337	DeSoto	Sale	Non-Conservation	10.25	\$305,000.00	0.00	\$0.00	DELEGATION	10/13/2020	33227
DEP	D1354	Glades	Sale	Sovereign	2.80	\$3,800.00	0.00	\$0.00	BOT	11/19/2020	42122
DEP	D1340	Volusia	Transfer	Non-Conservation	17.75	\$0.01	0.00	\$0.00	BOT	11/30/2020	33219
DEP	D1342	Hernando	Sale	Murphy Act Lands	0.24	\$4,000.00	0.00	\$0.00	DELEGATION	12/2/2020	33230
DEP	D1346	Alachua	Sale	Murphy Act Lands	0.23	\$5,000.00	0.00	\$0.00	DELEGATION	1/8/2021	33233
DEP	D1345	Alachua	Sale	Murphy Act Lands	0.23	\$5,000.00	0.00	\$0.00	DELEGATION	1/8/2021	33232
DEP	D1344	Alachua	Sale	Murphy Act Lands	0.23	\$5,000.00	0.00	\$0.00	DELEGATION	1/8/2021	33231
DEP	D1347	Escambia	Transfer	Tower Site	1.00	\$0.01	0.00	\$0.00	BOT	2/9/2021	42131
DEP	D1349	Clay	Sale	Non-Conservation	0.78	\$25,000.00	0.00	\$0.00	DELEGATION	3/15/2021	33235
DEP	D1348	Seminole	Sale	Murphy Act Lands	0.11	\$3,600.00	0.00	\$0.00	DELEGATION	3/24/2021	33240
DEP	D1351	Miami-Dade	Sale	Non-Conservation	4.48	\$600,000.00	0.00	\$0.00	DELEGATION	4/7/2021	33237
DEP	D1350	Orange	Sale	Non-Conservation	8.80	\$601,010.00	0.00	\$0.00	DELEGATION	4/7/2021	33234
DEP	D1355	Polk	Sale	Murphy Act Lands	1.10	\$25,000.00	0.00	\$0.00	DELEGATION	5/25/2021	33242
DEP	D1365	Polk	Sale	Murphy Act Lands	0.14	\$1,000.00	0.00	\$0.00	BOT	6/21/2021	33243

Table 3: Sales Report of BOT Property

21 Records **Non-Conservation Totals**      **76.45**    **\$1,680,311.02**      **0.12**    **\$209,000.00**

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

	Acres Disposed	Revenue Received	Land (Acres) Received in Exchange	Exchange Dollar Value
<b>BOT REPORT TOTALS</b>	<b>76.45</b>	<b>\$1,680,311.02</b>	<b>0.12</b>	<b>\$209,000.00</b>

Table 3c: Total Sales Report of BOT Property



**Sales Report of Non-BOT Property**

07/01/2020 - 06/30/2021

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
SWFWMD	D1356	Hernando	Sale		0.49	\$8,000.00	0.00	\$0.00		8/14/2020	
SJRWMD	D1353	Lake	Exchange		219.06	\$.01	219.62	\$775,000.00		4/13/2021	
SJRWMD	D1352	Lake	Exchange		78.47	\$.01	6.23	\$150,000.00		4/14/2021	
SWFWMD	D1357	Sumter	Sale		67.64	\$676,300.00	0.00	\$0.00		4/23/2021	
SWFWMD	D1358	Polk	Sale		1,041.41	\$12,496,560.00	0.00	\$0.00		5/6/2021	
SWFWMD	D1359	Pasco	Sale		9.00	\$2,600,000.00	0.00	\$0.00		5/19/2021	

Table 4: Sales Report of Non-BOT Property

6 Records **Non-Conservation Totals 1,416.07 \$15,780,860.02 225.85 \$925,000.00**

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

<b>NON-BOT REPORT TOTALS</b>	Acres Disposed	Revenue Received	Land (Acres) Received in Exchange	Exchange Dollar Value
	<b>1,416.07</b>	<b>\$15,780,860.02</b>	<b>225.85</b>	<b>\$925,000.00</b>

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

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

### DEP Release of Lease Activity Report

07/01/2020 - 06/30/2021

DSL Lease	Acreage	County	Property Name	Date Released
3243	1.38	Brevard	Brevard-Francis Walker Halfway House	8/4/2020
1795	630.80	Miami-Dade	ME Thompson Park	8/4/2020
3517-01	4.02	Gadsden	Chattahoochee Health Clinic	10/13/2020
3150-001	3.51	Volusia	Health and Social Services	10/13/2020
2816	12.04	DeSoto	Spring Lake Youth Academy	10/20/2020
3143	40.00	Collier	Briggs Nature Center	11/24/2020
4420-01	3.81	Hillsborough	Anderson Road Fire Rescue Station	11/24/2020
4420	3.81	Hillsborough	CHD vacant land (Sligh Avenue)	11/24/2020
3517	4.00	Gadsden	CHD (680 W. Maple St.)	12/15/2020
4443	0.50	Gulf	Stonemill Creek Fire Department	12/15/2020
4237-001	5.00	Walton	Walton County Fire Station	2/9/2021
2836	4.63	Miami-Dade	Dade – Group Treatment Center	4/13/2021
4565	8.81	Orange	Juvenile Offender Facility	4/14/2021
2671-005	14.10	Palm Beach	Airport Park	4/26/2021
4485-001	1.33	Alachua	Phlox and Tulip Buildings	6/2/2021
2343	30,991.55	Palm Beach	Holey Land WMA	6/21/2021
3581	62,527.47	Palm Beach	Rotenberger WMA	6/21/2021

Table 5: DEP Release of Lease Activity Report

### DEP Partial Release of Lease Activity Report

07/01/2020 - 06/30/2021

DSL Lease	Acreage	County	Property Name	Date Released
4770	0.54	Seminole	Cross Seminole Trail/Oviedo-Spring Hammock Trail	8/18/2020
2346	17.75	Leon	All Florida Forest Tower Sites	11/30/2020
3426	0.15	Lee	Cayo Costa State Park	2/9/2021
2346	1.00	Leon	All Florida Forest Tower Sites	2/9/2021
2787	9.50	Broward	Dr. Von D Mizell-Eula Johnson State Park	3/1/2021
2736	0.11	Leon	FSU Tallahassee and Panama City campuses	4/13/2021
2671	15.30	Palm Beach	Glades Correctional Institution and Work Camp	4/26/2021
3154	10.02	Miami-Dade	Oleta River State Park	5/4/2021
4263	11.99	Brevard	Valkaria Scrub Jay Refuge	6/18/2021
4316	59.16	Brevard	Salt Lake WMA I	6/21/2021
4447	28.37	Santa Rosa	Escribano Point WMA	6/21/2021

Table 6: DEP Partial Release of Lease Activity Report