



## **2023 Disposition of State Lands and Facilities Annual Report**

**Division of State Lands  
Florida Department of Environmental Protection  
Oct. 1, 2023**



# 2023 Disposition of State Lands and Facilities Annual Report

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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 Oct. 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 the 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, Department of Education, Department of Transportation and County Property Appraisers 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 1,277 individual FL-SOLARIS user accounts for 551 entities and assists all users with updating and maintaining the inventory.

### **Scope of 2023 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.

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<sup>1</sup> Link operational as of August 2023

- (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 the 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.

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). In October 2022, a new public-facing [Facility Inventory Tracking System Qlik \(FITSQ\) app](#)<sup>2</sup> was created, and as of August 2023, the FITSQ app has more than 1,100 users.

## **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 are provided upon request.

There are various reports that use the categories or surplus statuses that were discussed above (see Scope of 2023 Disposition Report section). 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, 2023, there were 282 properties that were candidates for disposition or in the disposition process, containing an estimated 431.34 acres with an estimated value of \$10.3 million. These values do not reflect possible revenue, as all values are estimated or based on assessed values provided by county property appraisers and may not reflect the actual appraised current market values of the facilities. 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, and ongoing negotiations and dispositions of property.

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<sup>2</sup> Link operational as of August 2023

### ***Non-Board of Trustees State-Owned Land and Facility Dispositions***

Each of the state's five water management districts hold 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 section of the 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 2022-23, 14 Board of Trustees properties were disposed of and are listed in Attachment B. Eleven were sales, two were transfers and one was an exchange of property. The total revenue received from the dispositions was \$64,323,362 involving 14,465.29 acres of land. For FY 2022-23, 37 non-Board of Trustees properties were disposed of and are listed in Attachment B. Of those, 36 were sales and one was an exchange. The total revenue received was \$689,615 involving 1,344.55 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 in accordance with 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 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 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 moved into the surplus process.

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

### ***Available for Disposition Report of Board of Trustees Property***

<b>LAND STATUS</b>	<b>RECORD COUNT</b>	<b>ESTIMATED ACRES</b>	<b>ESTIMATED VALUE*</b>
CANDIDATE FOR DISPOSITION - Identifying Activities	2	6.03	\$54,054.00
CANDIDATE FOR DISPOSITION - Government Noticing Activities	1	8.97	\$5,000.00
DISPOSITION - Process Review Activities	272	412.48	\$9,932,190.00
DISPOSITION - In Process	7	3.86	\$337,898.00
<b>BOT TOTALS</b>	<b>282</b>	<b>431.34</b>	<b>\$10,329,142.00</b>

Table 1: Available for Disposition Report of BOT Property

\*NOTE: The Estimated Values may not reflect the 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***

<b>LAND STATUS</b>	<b>RECORD COUNT</b>	<b>ESTIMATED ACRES</b>	<b>ESTIMATED VALUE*</b>
CANDIDATE FOR DISPOSITION - Identifying Activities	28	158.98	\$1,925,000.00
CANDIDATE FOR DISPOSITION - Government Noticing Activities	99	27,083.29	\$53,445,641.56
DISPOSITION - Process Review Activities	19	382.56	\$570,785.00
DISPOSITION - In Process	6	196.54	\$1,391,246.90
<b>NON-BOT TOTALS**</b>	<b>152</b>	<b>27,821.37</b>	<b>\$57,332,673.46</b>

Table 2: Available for Disposition Report of Non-BOT Property

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

\*\*NOTE: Non-Board of Trustees 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 Board of Trustees Property

July 1, 2022 – June 30, 2023

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	D1424	Marion	Sale	Murphy Act Lands	1.51	\$4,000.00	0.00	\$0.00	DELEGATION	7/6/2022	33258
DEP	D1427	Alachua	Sale	Murphy Act Lands	0.52	\$300.00	0.00	\$0.00	DELEGATION	9/1/2022	33259
DEP	D1425	Seminole	Sale	Murphy Act Lands	0.03	\$1,500.00	0.00	\$0.00	DELEGATION	9/7/2022	33262
DEP	D1426	St. Lucie	Transfer	Non-Conservation	50.03	\$10.00	0.00	\$0.00	BOT	9/16/2022	33263
DEP	D1429	Okeechobee	Sale	Murphy Act Lands	0.05	\$1,000.00	0.00	\$0.00	DELEGATION	10/12/2022	33261
DEP	D1431	Marion	Sale	Murphy Act Lands	1.00	\$4,750.00	0.00	\$0.00	DELEGATION	10/13/2022	33264
DEP	D1434	Orange	Transfer	Tower Site	1.99	\$0.01	0.00	\$0.00	BOT	10/31/2022	33222
DEP	D1428	Broward	Sale	Non-Conservation	0.04	\$500,000.00	0.00	\$0.00	DELEGATION	11/30/2022	33265
DEP	D1430	Levy	Sale	Murphy Act Lands	2.00	\$15,000.00	0.00	\$0.00	DELEGATION	12/13/2022	33269
DEP	D1436	Monroe	Exchange	Non-Conservation	0.40	\$0.01	0.43	\$300,000.00	DELEGATION	1/4/2023	33267
DEP	D1491	Miami-Dade/ Collier	Sale	Section 16 School Lands	14,400.00	\$1,044,480.00	0.00	\$0.00	BOT	3/21/2023	42175
DEP	D1439	Union	Sale	Murphy Act Lands	0.35	\$16,500.00	0.00	\$0.00	DELEGATION	5/1/2023	33270
DEP	D1438	Levy	Sale	Non-Conservation	3.00	\$135,822.00	0.00	\$0.00	DELEGATION	5/3/2023	33272
DEP	D1481	Broward	Sale	Non-Conservation	4.37	\$62,600,000.00	0.00	\$0.00	BOT	6/15/2023	33266

Table 3: Sales Report of Board of Trustees Property

	ACRES DISPOSED	REVENUE RECEIVED	LAND (ACRES) RECEIVED IN EXCHANGE	EXCHANGE DOLLAR VALUE
<i>BOT Non-Conservation Property Total</i>	14,465.29	\$64,323,362.02	0.43	\$300,000.00
<i>BOT Conservation Property Total</i>	0.00	\$0.00	0.00	\$0.00
<b>BOT REPORT TOTALS</b>	<b>14,465.29</b>	<b>\$64,323,362.02</b>	<b>0.43</b>	<b>\$300,000.00</b>

Table 3a: Total Sales Report of Board of Trustees Property

**Sales Report of Non-Board of Trustees Property**

July 1, 2022 – June 30, 2023

AGENCY	FL SOLARIS #	COUNTY	TRANSACTION TYPE	ACRES DISPOSED	REVENUE RECEIVED	LAND (ACRES) RECEIVED IN EXCHANGE	EXCHANGE DOLLAR VALUE	DATE OF CLOSING
SWFWMD	D1445	Hernando	Sale	0.47	\$13,001.00	0.00	\$0.00	7/6/2022
SWFWMD	D1446	Hernando	Sale	0.46	\$11,000.00	0.00	\$0.00	7/6/2022
SWFWMD	D1447	Hernando	Sale	0.45	\$13,500.00	0.00	\$0.00	7/27/2022
SWFWMD	D1448	Hernando	Sale	0.44	\$11,000.00	0.00	\$0.00	8/1/2022
SWFWMD	D1449	Hernando	Sale	0.05	\$11,000.00	0.00	\$0.00	8/2/2022
SWFWMD	D1450	Hernando	Sale	0.47	\$11,500.00	0.00	\$0.00	8/5/2022
SWFWMD	D1451	Hernando	Sale	1.00	\$24,101.00	0.00	\$0.00	8/5/2022
SWFWMD	D1463	Hernando	Sale	0.46	\$11,000.00	0.00	\$0.00	8/26/2022
SWFWMD	D1453	Hernando	Sale	0.47	\$11,000.00	0.00	\$0.00	8/29/2022
SWFWMD	D1452	Hernando	Sale	0.46	\$11,000.00	0.00	\$0.00	9/7/2022
SWFWMD	D1454	Hernando	Sale	0.46	\$11,000.00	0.00	\$0.00	9/14/2022
SRWMD	D1488	Lafayette	Exchange	1,277.00	\$0.01	2,950.00	\$426,950.00	10/7/2022
SWFWMD	D1455	Hernando	Sale	0.5	\$12,000.00	0.00	\$0.00	10/7/2022
SWFWMD	D1457	Hernando	Sale	0.45	\$13,200.00	0.00	\$0.00	10/24/2022
SWFWMD	D1456	Hernando	Sale	0.56	\$15,000.00	0.00	\$0.00	10/25/2022
SWFWMD	D1459	Hernando	Sale	0.46	\$13,000.00	0.00	\$0.00	10/25/2022
SWFWMD	D1458	Hernando	Sale	0.46	\$11,000.00	0.00	\$0.00	10/26/2022
SWFWMD	D1460	Hernando	Sale	0.46	\$13,000.00	0.00	\$0.00	10/28/2022
SWFWMD	D1461	Hernando	Sale	0.47	\$20,000.00	0.00	\$0.00	11/21/2022
SWFWMD	D1462	Hernando	Sale	1.00	\$24,000.00	0.00	\$0.00	11/21/2022
SWFWMD	D1467	Hernando	Sale	39.77	\$220,000.00	0.00	\$0.00	12/29/2022
SWFWMD	D1466	Hernando	Sale	0.46	\$11,000.00	0.00	\$0.00	1/26/2023
SWFWMD	D1469	Hernando	Sale	0.46	\$11,000.00	0.00	\$0.00	3/7/2023
SWFWMD	D1468	Hernando	Sale	0.91	\$11,500.00	0.00	\$0.00	3/8/2023
SWFWMD	D1470	Hernando	Sale	0.45	\$12,500.00	0.00	\$0.00	3/9/2023
SWFWMD	D1471	Hernando	Sale	0.46	\$13,001.00	0.00	\$0.00	4/5/2023
SWFWMD	D1472	Hernando	Sale	0.42	\$12,250.00	0.00	\$0.00	4/5/2023
SWFWMD	D1473	Hernando	Sale	0.43	\$12,750.00	0.00	\$0.00	4/5/2023
SWFWMD	D1475	Hernando	Sale	0.46	\$19,500.00	0.00	\$0.00	4/5/2023
SWFWMD	D1474	Hernando	Sale	0.45	\$11,500.00	0.00	\$0.00	5/1/2023
SWFWMD	D1480	Hernando	Sale	0.45	\$11,500.00	0.00	\$0.00	5/1/2023
SWFWMD	D1476	Hernando	Sale	0.45	\$14,000.00	0.00	\$0.00	5/4/2023
SWFWMD	D1477	Hernando	Sale	0.45	\$13,000.00	0.00	\$0.00	5/4/2023
SWFWMD	D1478	Hernando	Sale	0.45	\$11,000.00	0.00	\$0.00	5/4/2023



AGENCY	FL SOLARIS #	COUNTY	TRANSACTION TYPE	ACRES DISPOSED	REVENUE RECEIVED	LAND (ACRES) RECEIVED IN EXCHANGE	EXCHANGE DOLLAR VALUE	DATE OF CLOSING
SWFWMD	D1489	Hernando	Sale	0.49	\$14,001.00	0.00	\$0.00	5/4/2023
SJRWMD	D1440	Marion	Sale	0.44	\$6,308.00	0.00	\$0.00	5/24/2023
SWFWMD	D1479	Hernando	Sale	1.00	\$24,503.00	0.00	\$0.00	5/24/2023

Table 4: Sales Report of Non-Board of Trustees Property

	ACRES DISPOSED	REVENUE RECEIVED	LAND (ACRES) RECEIVED IN EXCHANGE	EXCHANGE DOLLAR VALUE
<i>Non-BOT Non-Conservation Property Total</i>	1,334.55	\$689,615.01	2,950.00	\$426,950.00
<i>Non-BOT Conservation Property Total</i>	0.00	\$0.00	0.00	\$0.00
<b>NON-BOT REPORT TOTALS</b>	1,334.55	\$689,615.01	2,950.00	\$426,950.00

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

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

### ***DEP Release of Lease Activity Report***

July 1, 2022 – June 30, 2023

<b>LEASE</b>	<b>ACREAGE</b>	<b>COUNTY</b>	<b>PROPERTY NAME</b>	<b>DATE RELEASED</b>
2498	1.91	Palm Beach	Palm Beach Co. FHP Station/License/Military Trail	7/6/2022
3488-001	0.00	Marion	Silver River	8/18/2022
4498-001	0.10	Okaloosa	Recreation	8/18/2022
2975	1.99	Orange	Plymouth Tower Site	11/1/2022
4720	50.03	St. Lucie	Indian River State College (Treasure Coast Campus)	11/17/2022
2734-004	4.00	Alachua	American Cancer Society	12/1/2022
2675-003	266.00	Gadsden	Apalachee Correctional Institution	12/7/2022
2675	149.80	Gadsden	Apalachee Correctional Institution	12/7/2022
2675-01	42.81	Jackson	Apalachee Correctional Institution	12/7/2022
9999999	0.01	Leon	Unmanaged Lands	2/24/2023
4453	60.16	Miami-Dade	School Site	3/9/2023
2386-002	165.60	Lake	Neighborhood Lakes Trail	3/22/2023
4189-003	30.00	Palm Beach	Biomedical Research	3/28/2023
3427-001	0.45	Leon	District Nine Credit Union	5/5/2023
2727-017	1.50	Miami-Dade	FIU Hotel and Conference Center	5/10/2023
2985	0.01	Broward	Broward – Regional Service Center	6/12/2023

Table 5: DEP Release of Lease Activity Report

### ***DEP Partial Release of Lease Activity Report***

July 1, 2022 – June 30, 2023

<b>LEASE</b>	<b>ACREAGE</b>	<b>COUNTY</b>	<b>PROPERTY NAME</b>	<b>DATE RELEASED</b>
4051-006	0.46	Lee	Master Ground Lease	8/9/2022
4341	0.34	Monroe	Florida Keys Overseas Heritage Trail	8/22/2022
3302	8.40	Union	Reception/Medical Center & Annex/Work Camp	9/23/2022
4153	0.05	Monroe	Half Moon Key	10/6/2022
3971	0.09	Gadsden	Joe Budd Wildlife Management Area	12/9/2022
3971	1.90	Gadsden	Joe Budd Wildlife Management Area	12/9/2022
3707	25.64	Alachua	North Florida Evaluation and Treatment Center	1/5/2023
2386	165.60	Orange	Wekiwa Springs State Park	3/22/2023
2736	9.97	Leon	FSU Tallahassee and Panama City Campuses	3/28/2023
4189	30.00	Palm Beach	FAU North Palm Beach Campus	3/28/2023
2628	20.00	Miami-Dade	S. FL State Hospital	4/6/2023
4034	1.25	Highlands	Lake Wales Ridge Wildlife and Environmental Area	6/29/2023

Table 6: DEP Partial Release of Lease Activity Report