



2024 Disposition of State Lands and Facilities Annual Report

**Division of State Lands
Florida Department of Environmental Protection
Oct. 1, 2024**



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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 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, 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 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](#)¹. 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 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 1,262 individual FL-SOLARIS user accounts for 551 entities and assists all users with updating and maintaining the inventory.

Scope of 2024 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.

¹ Link operational as of September 2024.

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.

Section 216.0152(1), 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). In October 2022, a public-facing [Facility Inventory Tracking System Qlik \(FITSQ\) app](#)² was created, and as of September 2024, the FITSQ app has more than 1,200 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 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 2024 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, 2024, there were 275 properties that were candidates for disposition or in the disposition process, containing an estimated 453 acres with an estimated value of \$5.7 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, ongoing negotiations and dispositions of property.

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

As of June 30, 2024, there were 149 non-Board of Trustees properties that were candidates for disposition or in the disposition process, containing an estimated 27,606 acres with an estimated value of \$56.8 million. 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.

² Link operational as of September 2024.

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 2023-24, 13 Board of Trustees properties were disposed of and are listed in Attachment B. Nine were sales, three were transfers and one was an exchange of property. The total revenue received from the dispositions was \$1,590,908 involving 287.22 acres of land.

For FY 2023-24, 43 non-Board of Trustees properties were disposed of and are listed in Attachment B. Of those, 41 were sales and two were exchanges. The total revenue received was \$3,136,957 involving 373.26 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), 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 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

Table 1: Available for Disposition Report of Board of Trustees Property

LAND STATUS	RECORD COUNT	ESTIMATED ACRES	ESTIMATED VALUE*
CANDIDATE FOR DISPOSITION – Identifying Activities	1	2.98	\$54,054.00
CANDIDATE FOR DISPOSITION – Government Noticing Activities	0	0.00	\$0.00
DISPOSITION – Process Review Activities	267	429.38	\$5,131,239.00
DISPOSITION – In Process	7	20.93	\$546,580.00
BOARD OF TRUSTEES TOTALS	275	453.29	\$5,731,873.00

*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.

Table 2: Available for Disposition Report of Non-Board of Trustees Property

LAND STATUS	RECORD COUNT	ESTIMATED ACRES	ESTIMATED VALUE*
CANDIDATE FOR DISPOSITION – Identifying Activities	25	195.79	\$3,461,546.42
CANDIDATE FOR DISPOSITION – Government Noticing Activities	104	27,239.46	\$53,070,641.56
DISPOSITION – Process Review Activities	17	147.20	\$262,225.00
DISPOSITION – In Process	3	23.76	\$66,000.00
NON- BOARD OF TRUSTEES TOTALS**	149	27,606.21	\$56,860,412.98

*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

Table 3: Sales Report of Board of Trustees Property

July 1, 2023 – June 30, 2024

AGENCY	FL SOLARIS #	COUNTY	TRANSACTION TYPE	PROPERTY TYPE	ACRES DISPOSED	REVENUE RECEIVED	LAND (ACRES) RECEIVED IN EXCHANGE	EXCHANGE DOLLAR VALUE	BOARD OF TRUSTEES OR DELEGATION	DATE OF CLOSING	DEED NUMBER
DEP	D1492	Okeechobee	Transfer	Non-Conservation	205.52	\$0.01	0.00	\$0.00	BOT	7/27/2023	33277
DEP	D1496	Polk	Sale	Non-Conservation	13.30	\$637,713.00	0.00	\$0.00	BOT	10/23/2023	33275
DEP	D1494	Santa Rosa	Sale	Non-Conservation	3.70	\$630,000.00	0.00	\$0.00	BOT	11/13/2023	33253
DEP	D1495	Calhoun	Transfer	Tower Site	10.00	\$0.01	0.00	\$0.00	BOT	11/14/2023	42183
DEP	D1500	Walton	Sale	Murphy Act Lands	3.37	\$19,000.00	0.00	\$0.00	Delegation	1/30/2024	33283
DEP	D1501	Alachua	Sale	Murphy Act Lands	0.15	\$5,000.00	0.00	\$0.00	Delegation	1/31/2024	33282
DEP	D1499	Bradford	Transfer	Non-Conservation	30.77	\$0.01	0.00	\$0.00	BOT	2/23/2024	33284
DEP	D1551	Seminole	Sale	Conservation	0.14	\$29,705.00	0.00	\$0.00	BOT	6/3/2024	33289
DEP	D1550	Seminole	Sale	Conservation	0.47	\$103,265.00	0.00	\$0.00	BOT	6/3/2024	33288
DEP	D1549	Seminole	Sale	Conservation	0.51	\$111,575.00	0.00	\$0.00	BOT	6/3/2024	33287
DEP	D1543	Seminole	Sale	Conservation	0.22	\$50,150.00	0.00	\$0.00	BOT	6/3/2024	33286
DEP	D1563	Okeechobee	Sale	Murphy Act Lands	0.07	\$4,500.00	0.00	\$0.00	BOT	6/13/2024	33294
DEP	D1561	Walton	Exchange	Conservation	19.00	\$0.01	48.76	\$2,000,000.00	BOT	6/13/2024	33294

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

July 1, 2023 – June 30, 2024

	ACRES DISPOSED	REVENUE RECEIVED	LAND (ACRES) RECEIVED IN EXCHANGE	EXCHANGE DOLLAR VALUE
<i>Board of Trustees Non-Conservation Property Total</i>	266.88	\$1,296,213.03	0.00	\$0.00
<i>Board of Trustees Conservation Property Total</i>	20.34	\$294,695.01	48.76	\$2,000,000.00
BOARD OF TRUSTEES REPORT TOTALS	287.22	\$1,590,908.04	48.76	\$2,000,000.00

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

July 1, 2023 – June 30, 2024

AGENCY	FL SOLARIS #	COUNTY	TRANSACTION TYPE	ACRES DISPOSED	REVENUE RECEIVED	LAND (ACRES) RECEIVED IN EXCHANGE	EXCHANGE DOLLAR VALUE	DATE OF CLOSING
SWFWMD	D1556	Sumter	Sale	63.11	\$276,000.00	0.00	\$0.00	7/7/2023
SWFWMD	D1552	Hernando	Sale	0.46	\$11,000.00	0.00	\$0.00	7/7/2023
SWFWMD	D1545	Hernando	Sale	0.45	\$11,000.00	0.00	\$0.00	7/7/2023
SWFWMD	D1541	Hernando	Sale	1.01	\$31,001.00	0.00	\$0.00	7/7/2023
SWFWMD	D1522	Hernando	Sale	0.47	\$14,501.00	0.00	\$0.00	7/7/2023
SWFWMD	D1519	Hernando	Sale	0.54	\$15,001.00	0.00	\$0.00	7/7/2023
SWFWMD	D1513	Hernando	Sale	0.46	\$11,000.00	0.00	\$0.00	7/7/2023
SWFWMD	D1505	Hernando	Sale	1	\$31,001.00	0.00	\$0.00	7/7/2023
SWFWMD	D1504	Hernando	Sale	0.99	\$35,001.00	0.00	\$0.00	7/7/2023
SWFWMD	D1507	Hernando	Sale	1.00	\$24,000.00	0.00	\$0.00	7/10/2023
SWFWMD	D1508	Hillsborough	Sale	3.18	\$630,000.00	0.00	\$0.00	7/12/2023
SWFWMD	D1524	Hernando	Sale	0.44	\$15,500.99	0.00	\$0.00	7/14/2023
SWFWMD	D1523	Hernando	Sale	0.46	\$12,250.00	0.00	\$0.00	7/14/2023
SWFWMD	D1506	Polk	Sale	227.31	\$275,000.00	0.00	\$0.00	8/3/2023
SWFWMD	D1525	Hernando	Sale	0.44	\$11,000.00	0.00	\$0.00	8/29/2023
SWFWMD	D1521	Hernando	Sale	0.46	\$11,000.00	0.00	\$0.00	9/1/2023
SJRWMD	D1533	Volusia	Sale	25.83	\$1,296,750.00	0.00	\$0.00	9/6/2023
SWFWMD	D1547	Hernando	Sale	0.46	\$12,500.00	0.00	\$0.00	9/12/2023
NWFWMD	D1562	Walton	Sale	11.4	\$17,000.00	0.00	\$0.00	9/21/2023
SRWMD	D1534	Madison	Exchange	1.40	\$0.01	1.02	\$3,300.00	9/25/2023
SRWMD	D1531	Levy	Exchange	0.49	\$0.01	1.00	\$2,449.99	9/25/2023
SWFWMD	D1555	Hernando	Sale	0.46	\$12,000.00	0.00	\$0.00	10/4/2023
SWFWMD	D1546	Hernando	Sale	0.51	\$12,001.00	0.00	\$0.00	10/4/2023
SWFWMD	D1517	Hernando	Sale	0.46	\$20,000.00	0.00	\$0.00	10/4/2023
SWFWMD	D1516	Hernando	Sale	0.45	\$12,500.00	0.00	\$0.00	10/6/2023
SWFWMD	D1529	Hernando	Sale	0.45	\$11,000.00	0.00	\$0.00	11/1/2023
SWFWMD	D1528	Hernando	Sale	0.44	\$11,000.00	0.00	\$0.00	11/1/2023
SWFWMD	D1544	Hernando	Sale	0.49	\$11,500.00	0.00	\$0.00	11/6/2023
SWFWMD	D1514	Hernando	Sale	0.46	\$11,000.00	0.00	\$0.00	12/4/2023
SWFWMD	D1520	Hernando	Sale	0.46	\$16,250.00	0.00	\$0.00	1/31/2024
SWFWMD	D1518	Hernando	Sale	0.72	\$18,000.00	0.00	\$0.00	2/5/2024
NWFWMD	D1558	Washington	Sale	10.03	\$32,600.00	0.00	\$0.00	2/15/2024
SWFWMD	D1511	Hernando	Sale	4.26	\$39,000.00	0.00	\$0.00	3/1/2024
SWFWMD	D1510	Hernando	Sale	7.90	\$60,000.00	0.00	\$0.00	3/1/2024

AGENCY	FL SOLARIS #	COUNTY	TRANSACTION TYPE	ACRES DISPOSED	REVENUE RECEIVED	LAND (ACRES) RECEIVED IN EXCHANGE	EXCHANGE DOLLAR VALUE	DATE OF CLOSING
SWFWMD	D1554	Hernando	Sale	0.46	\$11,000.00	0.00	\$0.00	3/4/2024
SWFWMD	D1548	Hernando	Sale	1.01	\$24,000.00	0.00	\$0.00	3/4/2024
SWFWMD	D1509	Hillsborough	Sale	0.10	\$15,600.00	0.00	\$0.00	3/13/2024
SWFWMD	D1542	Hernando	Sale	0.46	\$11,000.00	0.00	\$0.00	4/1/2024
SWFWMD	D1532	Hernando	Sale	0.67	\$16,000.00	0.00	\$0.00	4/3/2024
SWFWMD	D1515	Hernando	Sale	0.46	\$11,000.00	0.00	\$0.00	4/5/2024
SWFWMD	D1530	Hernando	Sale	0.64	\$16,000.00	0.00	\$0.00	5/30/2024
SWFWMD	D1527	Hernando	Sale	0.44	\$11,000.00	0.00	\$0.00	5/30/2024
SWFWMD	D1526	Hernando	Sale	0.57	\$14,000.00	0.00	\$0.00	5/30/2024

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

July 1, 2023 – June 30, 2024

	ACRES DISPOSED	REVENUE RECEIVED	LAND (ACRES) RECEIVED IN EXCHANGE	EXCHANGE DOLLAR VALUE
<i>Non-Board of Trustees Non-Conservation Property Total</i>	373.26	\$3,136,957.01	2.02	\$5,749.99
<i>Non-Board of Trustees Conservation Property Total</i>	0.00	\$0.00	0.00	\$0.00
NON-BOARD OF TRUSTEES REPORT TOTALS	373.26	\$3,136,957.01	2.02	\$5,749.99

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

Table 5: DEP Release of Lease Activity Report

July 1, 2023 – June 30, 2024

LEASE	ACREAGE	COUNTY	PROPERTY NAME	DATE RELEASED
4818	2.62	Polk	National Guard Readiness Center	7/13/2023
2734-026	1.40	Alachua	University Of Florida – Ronald McDonald House	9/20/2023
2504	2.14	Levy	Levy County Florida Highway Patrol Driver's License	9/21/2023
2504-01	2.25	Levy	Levy County Sheriff's Office	9/21/2023
2694	670.01	Okeechobee	Okeechobee Youth Development Center	9/25/2023
4122	12.80	Polk	Bradley Oaks Property	10/31/2023
2856	3.78	Santa Rosa	West Florida Community Care Center	11/14/2023
4312	4.91	Leon	CMS Clinic – 2390 Phillips Road	3/11/2024
4563-001	4.92	Miami-Dade	South Florida Behavioral Health Network	4/5/2024
3756-001	2.69	Polk	Polk City Sub-Maintenance Yard	4/10/2024
2938	0.15	Escambia	Department of Transportation – District 3 Tower Site	4/16/2024
4867	30.77	Bradford	Starke Warehouse	5/30/2024

Table 6: DEP Partial Release of Lease Activity Report

July 1, 2023 – June 30, 2024

LEASE	ACREAGE	COUNTY	PROPERTY NAME	DATE RELEASED
2724	12.62	Palm Beach	Florida Atlantic University Campus	8/17/2023
3586	0.75	Hernando	Chassahowitzka Wildlife Management Area	8/28/2023
3686	7.84	Okaloosa	Blackwater River State Forest	11/14/2023
2346	10.00	Leon	All Florida Forest Tower Sites	11/29/2023
2628-14-25	2.10	Broward	South Florida State Hospital	1/16/2024
2537	65.00	Gadsden	Lake Talquin Dam	1/16/2024
3971	347.00	Gadsden	Joe Budd Wildlife Management Area	2/5/2024
3109	0.48	Broward	Broward – Regional Juvenile Detention Center	3/15/2024
4770	1.35	Seminole	Cross Seminole Trail/Oviedo-Spring Hammock Trail	6/7/2024