

# *Disposition of State Lands and Facilities*

## *2022 Annual Report*

*October 1, 2022*



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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 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**

Pursuant to Article X, Section 18, Florida Constitution, Chapters 253 and 259, F.S., and Chapter 18-2, Florida Administrative Code, state-owned property must go through a specific process before it can be disposed. 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 (DOR) 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 (DOT) 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.

## **SCOPE OF FISCAL YEAR 2021-22 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: 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: Parcels that are in the noticing process or noticing has been completed and responses are being reviewed and evaluated.
- (c) Disposition – Process Review Activities: Premarketing evaluations and approvals, available for sale to the public, actively being marketed for sale or available for exchange only.
- (d) Disposition – In Process: Property that is currently under contract.

Two additional attachments to 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

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<sup>1</sup> Link operational as of August 2022

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***

In 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 2022 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 DOR 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, 2022, the report contains a total of 282 properties that are candidates for disposition or in the disposition process, containing an estimated 232 acres with an estimated value of \$59.4 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 DOT, Department of Agriculture and Consumer Services and 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 2021-22, 16 Board of Trustees properties were disposed of and are listed in Attachment B. Of those, 13 were sales, two were exchanges and one was a transfer of property. Total revenue received from the dispositions was \$1,409,600 involving 20.26 acres of land. For FY 2021-22, 39 non-Board of Trustees properties were disposed of and are listed in Attachment B. Of those, 37 were sales and two were exchanges. Total revenue received was \$11,286,387 involving 1,051.96 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 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	5.23	\$167,442.00
CANDIDATE FOR DISPOSITION – Government Noticing Activities	0	0.00	\$0.00
DISPOSITION – Process Review Activities	270	216.39	\$58,935,797.00
DISPOSITION – In Process	10	10.54	\$376,995.00
<b>BOT TOTALS</b>	<b>282</b>	<b>232.16</b>	<b>\$59,480,234.00</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	39	165.13	\$1,925,000.00
CANDIDATE FOR DISPOSITION – Government Noticing Activities	96	27,115.87	\$53,445,641.56
DISPOSITION – Process Review Activities	19	382.56	\$570,785.00
DISPOSITION – In Process	8	186.51	\$1,408,246.90
<b>NON-BOT TOTALS**</b>	<b>162</b>	<b>27,850.07</b>	<b>\$57,349,673.46</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**

July 1, 2021 – June 30, 2022

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	D1368	Okeechobee	Sale	Non-Conservation	1.14	\$9,000.00	0.00	\$0.00	Delegation	7/27/2021	33247
DEP	D1366	Polk	Sale	Murphy Act Lands	0.12	\$1,500.00	0.00	\$0.00	Delegation	7/30/2021	33246
DEP	D1369	Washington	Sale	Murphy Act Lands	1.00	\$10,000.00	0.00	\$0.00	Delegation	7/30/2021	33248
DEP	D1370	Monroe	Exchange	Conservation	0.28	\$45,000.00	1.01	\$5,000.00	BOT	7/30/2021	33238
DEP	D1367	Bay	Sale	Non-Conservation	3.25	375,100.00	0.00	\$0.00	Delegation	9/2/2021	33244
DEP	D1371	Leon	Exchange	Non-Conservation	1.64	\$187,000.00	0.40	\$2,950,000.00	BOT	11/1/2021	33249
DEP	D1374	Miami-Dade	Sale	Conservation	0.98	\$21,250.00	0.00	\$0.00	BOT	11/8/2021	33241
DEP	D1375	St. Johns	Sale	Murphy Act Lands	0.60	\$750.00	0.00	\$0.00	Delegation	12/20/2021	33250
DEP	D1376	Levy	Sale	Murphy Act Lands	0.49	\$3,500.00	0.00	\$0.00	Delegation	12/20/2021	33251
DEP	D1378	St. Johns	Transfer	Tower Site	4.23	\$0.01	0.00	\$0.00	Delegation	12/20/2021	33221
DEP	D1377	Alachua	Sale	Non-Conservation	0.31	\$5,500.00	0.00	\$0.00	Delegation	2/14/2022	33252
DEP	D1379	Wakulla	Sale	Murphy Act Lands	0.46	\$25,000.00	0.00	\$0.00	Delegation	3/4/2022	33254
DEP	D1418	Polk	Sale	Non-Conservation	2.63	\$515,000.00	0.00	\$0.00	Delegation	5/16/2022	33236
DEP	D1421	Marion	Sale	Murphy Act Lands	2.00	\$8,000.00	0.00	\$0.00	Delegation	5/18/2022	33255
DEP	D1419	Escambia	Sale	Murphy Act Lands	0.51	\$3,000.00	0.00	\$0.00	Delegation	5/19/2022	33256
DEP	D1420	Walton	Sale	Murphy Act Lands	0.62	\$200,000.00	0.00	\$0.00	Delegation	5/19/2022	33257

Table 3: Sales Report of BOT Property

14 Records	<b>Non-Conservation Totals</b>	<b>19.00</b>	<b>\$1,343,350.01</b>	<b>0.40</b>	<b>\$2,950,000.00</b>
2 Records	<b>Conservation Totals</b>	<b>1.26</b>	<b>\$66,250.00</b>	<b>1.01</b>	<b>\$5,000.00</b>

	Acres Disposed	Revenue Received	Land (Acres) Received in Exchange	Exchange Dollar Value
<b>BOT REPORT TOTALS</b>	<b>20.26</b>	<b>\$1,409,600.01</b>	<b>1.41</b>	<b>\$2,955,000.00</b>

**Sales Report of Non-BOT Property**

July 1, 2021 – June 30, 2022

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	D1413	Hernando	Sale	Not indicated	0.49	\$11,200.00	0.00	\$0.00	N/A	8/3/2021	N/A
SWFWMD	D1387	Hernando	Sale	Not indicated	0.94	\$21,000.00	0.00	\$0.00	N/A	8/6/2021	N/A
SWFWMD	D1391	Hernando	Sale	Not indicated	0.84	\$19,000.00	0.00	\$0.00	N/A	8/30/2021	N/A
SWFWMD	D1397	Hernando	Sale	Not indicated	0.46	\$8,000.00	0.00	\$0.00	N/A	8/30/2021	N/A
SWFWMD	D1415	Hernando	Sale	Not indicated	0.44	\$8,000.00	0.00	\$0.00	N/A	8/30/2021	N/A
SWFWMD	D1392	Hernando	Sale	Not indicated	0.99	\$23,050.00	0.00	\$0.00	N/A	10/13/2021	N/A
SWFWMD	D1388	Hernando	Sale	Not indicated	0.53	\$12,000.00	0.00	\$0.00	N/A	10/18/2021	N/A
SWFWMD	D1386	Hernando	Sale	Not indicated	1.01	\$39,700.00	0.00	\$0.00	N/A	10/22/2021	N/A
SWFWMD	D1396	Hernando	Sale	Not indicated	0.46	\$10,000.00	0.00	\$0.00	N/A	10/22/2021	N/A
SJRWMD	D1372	Brevard	Exchange	Not indicated	118.00	\$1,957,800.00	467.22	\$485,550.00	N/A	11/24/2021	N/A
SJRWMD	D1373	Brevard	Exchange	Not indicated	183.33	\$3,062,200.00	730.78	\$759,450.00	N/A	11/24/2021	N/A
SWFWMD	D1385	Hernando	Sale	Not indicated	15.98	\$129,900.00	0.00	\$0.00	N/A	12/16/2021	N/A
SWFWMD	D1405	Hernando	Sale	Not indicated	0.45	\$10,000.00	0.00	\$0.00	N/A	1/14/2022	N/A
SWFWMD	D1410	Polk	Sale	Not indicated	67.79	\$1,863,300.00	0.00	\$0.00	N/A	1/14/2022	N/A
SWFWMD	D1399	Hernando	Sale	Not indicated	0.47	\$11,000.00	0.00	\$0.00	N/A	1/27/2022	N/A
SWFWMD	D1401	Hernando	Sale	Not indicated	0.45	\$11,000.00	0.00	\$0.00	N/A	1/27/2022	N/A
SWFWMD	D1407	Hernando	Sale	Not indicated	0.47	\$11,000.00	0.00	\$0.00	N/A	1/27/2022	N/A
SWFWMD	D1408	Hernando	Sale	Not indicated	0.46	\$11,000.00	0.00	\$0.00	N/A	1/27/2022	N/A
SWFWMD	D1414	Hernando	Sale	Not indicated	0.46	\$20,150.00	0.00	\$0.00	N/A	1/27/2022	N/A
SWFWMD	D1398	Hernando	Sale	Not indicated	0.45	\$11,000.00	0.00	\$0.00	N/A	1/28/2022	N/A
SWFWMD	D1403	Hernando	Sale	Not indicated	0.45	\$11,000.00	0.00	\$0.00	N/A	2/2/2022	N/A
SWFWMD	D1381	Sumter	Sale	Not indicated	50.07	\$1,500,000.00	0.00	\$0.00	N/A	3/14/2022	N/A
SWFWMD	D1380	Lake	Sale	Not indicated	123.44	\$133,200.00	0.00	\$0.00	N/A	4/1/2022	N/A
SWFWMD	D1389	Hernando	Sale	Not indicated	1.09	\$25,000.00	0.00	\$0.00	N/A	4/12/2022	N/A
SWFWMD	D1390	Hernando	Sale	Not indicated	1.53	\$37,000.00	0.00	\$0.00	N/A	4/12/2022	N/A
SWFWMD	D1393	Hernando	Sale	Not indicated	0.46	\$11,000.00	0.00	\$0.00	N/A	4/20/2022	N/A
SWFWMD	D1416	Hernando	Sale	Not indicated	0.46	\$15,150.00	0.00	\$0.00	N/A	4/22/2022	N/A
SWFWMD	D1402	Hernando	Sale	Not indicated	0.47	\$11,000.00	0.00	\$0.00	N/A	5/2/2022	N/A
SWFWMD	D1409	Hernando	Sale	Not indicated	0.56	\$13,000.00	0.00	\$0.00	N/A	5/2/2022	N/A
SWFWMD	D1383	Hernando	Sale	Not indicated	110.62	\$500,250.00	0.00	\$0.00	N/A	5/3/2022	N/A
SWFWMD	D1384	Hernando	Sale	Not indicated	151.50	\$718,750.00	0.00	\$0.00	N/A	5/3/2022	N/A
SWFWMD	D1406	Hernando	Sale	Not indicated	0.53	\$13,000.00	0.00	\$0.00	N/A	5/4/2022	N/A
SWFWMD	D1395	Hernando	Sale	Not indicated	0.92	\$22,000.00	0.00	\$0.00	N/A	5/10/2022	N/A
SJRWMD	D1411	Volusia	Sale	Not indicated	33.29	\$136,650.00	0.00	\$0.00	N/A	5/11/2022	N/A
SJRWMD	D1412	Volusia	Sale	Not indicated	18.08	\$101,087.50	0.00	\$0.00	N/A	5/11/2022	N/A



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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	D1404	Hernando	Sale	Not indicated	0.47	\$11,000.00	0.00	\$0.00	N/A	5/11/2022	N/A
SWFWMD	D1382	Hernando	Sale	Not indicated	162.61	\$755,000.00	0.00	\$0.00	N/A	5/20/2022	N/A
SWFWMD	D1394	Hernando	Sale	Not indicated	0.46	\$11,000.00	0.00	\$0.00	N/A	5/26/2022	N/A
SWFWMD	D1423	Hernando	Sale	Not indicated	0.48	\$11,000.00	0.00	\$0.00	N/A	5/26/2022	N/A

Table 4: Sales Report of Non-BOT Property

39 Records	<b>Conservation Totals</b>	<b>1,051.96</b>	<b>\$11,286,387.50</b>	<b>1,198.00</b>	<b>\$1,245,000.00</b>
0 Records	<b>Non - Conservation Totals</b>	<b>0.00</b>	<b>\$0.00</b>	<b>0.00</b>	<b>\$0.00</b>

NON-BOT REPORT TOTALS	Acres Disposed	Revenue Received	Land (Acres) Received in Exchange	Exchange Dollar Value
	<b>1,051.96</b>	<b>\$11,286,387.50</b>	<b>1,198.00</b>	<b>\$1,245,000.00</b>

**ATTACHMENT C: STATE LAND REAL PROPERTY LEASES RELEASED TO OTHER AGENCIES*****DEP Release of Lease Activity Report***

July 1, 2021 – June 30, 2022

DSL Lease	Acreage	County	Property Name	Date Released
3669-002	1.15	Alachua	Alachua County Children's Medical Services	7/1/2021
4030-01	3.48	Duval	Children's Medical Service Center	9/17/2021
3251-002	3.25	Bay	Bayshore Cluster Facility	9/30/2021
3251	3.25	Bay	Lisenby Avenue Cluster Facility	9/30/2021
4617	0.98	Miami-Dade	City Park	11/16/2021
4220	8.14	Liberty	Liberty – Bristol Youth Academy	12/14/2021
4564-001	0.25	Palm Beach	Pahokee Tower Site	1/10/2022
3460	30.77	Bradford	Federal Surplus Property	2/1/2022
2721-009	1.75	Orange	Pi Kappa Alpha / Eta Phi	3/28/2022
2499	0.36	Pinellas	Pinellas County DHSMV	5/24/2022

Table 5: DEP Release of Lease Activity Report

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

July 1, 2021 – June 30, 2022

DSL Lease	Acreage	County	Property Name	Date Released
2675-003	103.3	Gadsden	Apalachee Correctional Institution	9/1/2021
2675	149.8	Gadsden	Apalachee Correctional Institution	9/1/2021
2346	4.23	Leon	Durbin Tower Site	10/19/2021
4034	25.49	Highlands	Lake Wales Ridge WEA	11/3/2021
2736	1.64	Leon	FSU Tallahassee & Panama City Campuses	11/10/2021
4564	0.25	Palm Beach	CHD Health Clinic - Pahokee	1/10/2022
4507	289.8	Nassau	Four Creeks State Forest	2/21/2022
3971	17.0	Gadsden	Lake Talquin State Forest	2/25/2022
4153	0.28	Monroe	Florida Keys WMA	2/28/2022
4571	0.08	Leon	Capital Cascade Trail	3/14/2022
4013-90-001	18.48	Marion	Canal Lands Horse Park	3/30/2022
4030	3.48	Duval	Duval Regional Center	3/31/2022
3971	5.0	Gadsden	Joe Budd WMA	6/3/2022
44473949	9.78	Gadsden	Lake Talquin State Forest	6/3/2022

Table 6: DEP Partial Release of Lease Activity Report