

# Disposition of State Lands and Facilities Interim Report

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Division of State Lands*

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Division of Real Estate Development and Management*

*March 1, 2011*



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# Disposition of State Lands and Facilities

## I. Executive Summary

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### A. Background and Purpose

#### 1. Purpose

Chapter 2010-280, Laws of Florida (SB 1516), created Section 216.0153, F.S., requiring 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, 2010, listing real property disposition candidates. Due to the November 16, 2010 final passage of SB 1516, DEP and DMS are providing this report as an interim version and will provide a final report on October 1, 2011.

#### 2. Brief History of Timelines and Events

During the 2010 regular session, the Legislature passed SB 1516. Among its many provisions, SB 1516 had a central focus on directing DEP to create, administer and maintain a comprehensive database of all state-owned, leased or otherwise maintained real property. SB 1516 also created Section 216.0153, F.S., requiring DEP to submit to the Governor, President of the Senate, and the Speaker of the House of Representatives a list of state-owned property recommended for disposition, including a report by DMS listing surplus buildings recommended for disposition, by October 1, 2010, and annually thereafter. SB 1516 was passed by the Legislature on April 30, 2010, but was subsequently vetoed by the Governor on May 28, 2010. The SB 1516 veto was later overridden by the Legislature, becoming law on November 16, 2010.

In an effort to provide the Legislature with the information intended by the October 1, 2010 disposition report requirement, DEP and DMS are providing this interim disposition report, with listings of state properties with potential for disposition. The listings include primarily vacant land compiled by DEP and buildings compiled by DMS. Subsequently, an annual report will be provided each October 1.

In January 2011, system development began for the required comprehensive database of state lands, known as the Florida State Owned Land Records Information System (FL-SOLARIS). The FL-SOLARIS builds upon and expands the scope of DEP's current development of the Lands Inventory Tracking System (LITS), and is scheduled for completion in February 2013.

#### 3. Disposition Process

State owned property must go through a specific process before it can be disposed, pursuant to statute and rule. Steps vary depending on whether the property is conservation land or non-conservation land. This includes but is not limited to first offering to lease the property to universities, community colleges and state agencies before offering the property for sale. Then

local government is given the right to purchase the property for market value. If there is no local government interest, the property is made available to the public.

#### **4. Interagency Collaboration**

As the statewide custodian of real property information, DEP is responsible for development, maintenance and required reporting for the comprehensive system. This cannot be accomplished without the expertise of DMS, which will assist agencies in the identification of facility disposition candidates. DEP and DMS are collaborating closely in the design and implementation of FL-SOLARIS and will jointly prepare the required annual reports. DEP and DMS are also working together with the Department of Revenue (DOR), Department of Financial Services (DFS), County Property Appraisers, Agency for Enterprise Information Technology (AEIT), and the Board of Governors (BOG) to identify the requirements for the FL-SOLARIS comprehensive real property database.

#### **5. Scope of the Two 2011 Disposition Reports**

##### **a) March 2011 Interim Report**

DEP: This interim report lists state-owned property with potential for disposition in three categories:

1. Under Contract/In Negotiations
2. Active
3. Possible Surplus/To Be Determined (TBD)

Lists of properties sold and of properties placed under management leases since July 1, 2009, are attached as well.

DMS: Through multiple e-mails, phone calls and a workshop, DMS has reached out to all state agencies, the judicial branch, the BOG (to address universities and community colleges), and the water management districts to identify facility candidates for disposition. These government entities received guidelines to assist them in determining disposition candidates. This interim report lists state-owned facilities that are potential disposition candidates, as determined by the state government entities. For the purpose of this report, the terms "buildings" and "facilities" are used interchangeably.

##### **b) October (2011) Annual Report**

DEP: Data from the Department of Transportation (DOT), state universities and community colleges will be added to the list for the October report, and properties within the Possible Surplus/TBD category will be further evaluated.

DMS: Chapter 2010-280, Laws of Florida, requires agencies to submit facility information to DMS by July 1 of each year in a format prescribed by DMS. Additionally, the law requires DMS to collect state-owned facility information including but not limited to location, size, occupancy, operating costs, and valuations. Unlike the March 2011 report, where agencies self-reported their disposition candidates to DMS, DMS will now have the necessary

information to perform a more in depth analysis of state facilities, and potentially identify additional candidates for disposition. DMS will continue to work closely with the agencies in using the information gathered on July 1 to identify additional disposition candidates.

## **B. Findings**

### **1. Completed Disposition Actions (July 2009 - January 2011)**

Since July 1, 2009, 35 properties have been disposed. One was an exchange parcel and 34 were sales. Total revenue received was \$6,688,970; however, one sale generated 93 percent of the total revenue (\$6,203,000). In most cases, revenue generated from sales goes to the Internal Improvement Trust Fund (IITF), but pursuant to Chapter 90-148, Laws of Florida, the University of Florida/Institute of Food and Agricultural Sciences Relocation and Construction Trust Fund received the proceeds from the single \$6,203,000 sale. The remaining 33 sales totaled \$485,970 in revenue to the IITF. Inquiries initiated by the public resulted in five sales; 30 properties were sold through the proactive efforts of DEP. Only two transactions were conservation properties. Eleven properties were claimed by state universities or by various state agencies before they could be offered for sale to the public.

### **2. Active Dispositions in Process**

Under Contract/In Negotiations: Twenty-eight properties for which potential purchasers have been identified are in the negotiation, under contract for sale/exchange or closing phases. The total value of these properties is \$4,370,315, but because several properties involve land exchanges only an estimated \$2,857,130 in revenue will be generated.

### **3. New Identified Land Candidates for Disposition**

- a) Active: 398 properties are available for disposition or for lease to a state university or government entity. The total estimated value of the property in this category is \$6.5 million.
- b) Possible Surplus/TBD: 672 properties in this category are under evaluation. They may have unresolved title issues, restrictions or dedications which hinder their marketability, inexact locations, or a variety of other conditions which need additional examination and resolution. After evaluation, these properties are either moved to the "Active" category or no longer considered candidates for disposition and are retained in state ownership. Due to the large number of properties in this category and uncertainty as to their marketability, their combined estimated value of \$45.2 million probably cannot be realized.

### **4. New Identified Facility Candidates for Disposition**

The responding state government entities identified 56 facilities as potential disposition candidates. These 56 facilities encompass 396,524 gross square feet, with a total assessed value of \$49.5 million. Attachment D includes additional information on each of these facilities.

## **II. Body of Report**

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### **A. Introduction**

Chapter 2010-280, Laws of Florida, created Section 216.0153, F.S., requiring a list of state-owned property recommended for disposition to be submitted to the Governor, President of the Senate, and the Speaker of the House of Representatives by October 1 of each year. This interim report lists state-owned property with potential for disposition, including primarily vacant land compiled by DEP and land with facilities compiled by DMS. In order to meet the broader requirements of the bill, DEP formed a project management team as specified in the bill. The team is in the process of developing and planning the implementation of a comprehensive system for all state land and real property leased, owned, rented, occupied or managed by the state, including the judicial branch and the water management districts. At the heart of this process will be the FL-SOLARIS, an expanded version of the LITS which was required when Chapter 2008-229, Laws of Florida, amended Section 253.0325, F.S. It is anticipated that system development for the FL-SOLARIS will be awarded in March 2011. Implementation will be accomplished in phases and completion is scheduled for February 2013. DEP is responsible for development, maintenance and required reporting for the comprehensive system. This cannot be accomplished without the expertise of DMS, which has collaborated closely with DEP in the design and implementation of the FL-SOLARIS. These agencies will jointly prepare the required annual reports.

This interim report consists of data from DEP, DMS, DOR, and a survey of 38 state agencies. DOT, state universities and community colleges were thought to be exempt from this initial reporting and there are no data included from these agencies; however, these agencies were not exempted by the statute and future reports will include their data. The report's findings of surplus and possible surplus properties are contained on the CD included within this interim report.

### **B. Background**

Chapter 2008-229, Laws of Florida, amended Section 253.0325, F.S., to require DEP to include lands acquired by all agencies under the Florida Preservation 2000 (P-2000) Act pursuant to Section 259.101, F.S., or the Florida Forever (FF) Act pursuant to Section 259.105, F.S., in its initiative to modernize state land records. This includes land records from 1990 to present, as well as records of future land purchases involving P-2000 and FF funding. DEP contracted with an outside vendor to conduct a feasibility study which resulted in the LITS project. The Legislature subsequently determined that DEP will become the clearinghouse for the data and will maintain the sole repository for state-owned real property information.

In February 2010, DMS and DEP agreed that leveraging DEP's proposed LITS database presented the best option for creating a comprehensive database of all state-owned property. Chapter 2010-280, Laws of Florida (SB 1516), subsequently directed DEP to develop, administer and maintain a comprehensive system for real property leased, owned, rented,

occupied or managed by the state including the judicial branch and the water management districts. This requirement was beyond the scope of LITS, which was still under development.

Development of LITS continued after the Governor vetoed SB 1516, but development of the comprehensive FL-SOLARIS system was suspended. When the Legislature overrode the Governor's veto, DEP and DMS collaborated on the design of the comprehensive system and DEP negotiated with the contractor of LITS to expand its scope by incorporating development of the new system. LITS was then renamed FL-SOLARIS.

### **C. Scope of the 2011 Disposition Report**

This interim report lists state-owned property with potential for disposition, including property consisting of primarily vacant land compiled by DEP and facilities compiled by DMS.

The DEP data are categorized as:

1. Under Contract/In Negotiations
2. Active
3. Possible Surplus/TBD

Two additional lists in this interim report (Attachments B and C) show transactions occurring between July 1, 2009 and January 31, 2011. DEP Disposition Report itemizes each of the 35 properties sold, and State Land Real Property Release of Lease and Re-Lease to Other Agencies is a list of properties for which the management lease has been transferred from one state agency or government entity to another.

For the October annual report, data on facilities and property leased by DOT, state universities and community colleges will be added to the scope of potential disposition candidates. Properties in the Active and Possible Surplus/TBD categories will continue to be evaluated. DEP and DMS will focus staff resources on properties which have the greatest potential of producing significant revenue. DEP and DMS will then focus on the lesser value properties for their disposition.

### **D. Disposition Process**

State-owned property must go through a "surplusing" process before it can be disposed. Steps in the process vary depending on whether the property is "conservation land" acquired with P-2000, FF funds in accordance with Chapter 259, F.S., or prior land conservation programs or "non-conservation land" acquired pursuant to Chapter 253, F.S., or other legislative authority. State Parks and Forests are examples of conservation land; examples of non-conservation land include office buildings, courthouses, correctional facilities, hospitals and universities. Managing Agencies along with DEP are tasked with recommending areas that may no longer be needed.

The Acquisition and Restoration Council (ARC) must review the proposed disposition of conservation land and recommend to the Board of Trustees of the Internal Improvement Trust Fund (Board of Trustees) whether they should be retained or sold. For conservation lands to

be disposed, the State Constitution requires that it must be identified as no longer needed for conservation purposes by a majority vote of the Board of Trustees.

In both conservation and non-conservation lands, the property must have title confirmed as state-owned and be offered to state universities, community colleges and state agencies first. If no interest is expressed, the property is then offered for sale or lease to local governments (counties first, followed by municipalities). This is referred to as “noticing.” If a local government expresses interest to purchase, it is then valued and sold to that entity. If no interest is expressed by the local government it is made available to the public and the marketing effort begins. When a buyer is identified a contract is prepared. Contracts for conservation land must be approved by the Board of Trustees; for non-conservation land, contracts of \$100,000 or more or contracts on properties containing over five acres must be approved by the Board of Trustees.

When a university, community college or state agency has a need for property that has been deemed as surplus, the property is placed under a “management lease” to the university, community college or the agency and goes no further in the disposition process. The university, community college or agency 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, university, community college or state office building. A more detailed discussion of this process is included in Attachment E.

## **E. Data Collection and Analysis**

### **1. Overview**

Because of the initial difference in the data needs between agencies, DEP and DMS conducted separate data collection surveys.

The specific approaches for data collection and subsequent analysis methodologies were different for DEP property and DMS facility disposition candidates. The results gathered from each agency’s mostly manual collection efforts are combined in the compilation of this interim report.

### **2. DEP Data Collection Process**

The collection process began with a review of DEP’s internal surplus property files. Vacant land records in DOR’s property appraisers’ database for each county were then compared to DEP’s surplus land files and discrepancies were resolved, or are in the process of being resolved. Properties under management leases were removed from consideration. State agencies leasing Board of Trustees land were asked in a survey to identify any land that is not necessary for state purposes and could be a candidate for disposition. Seven additional potential surplus vacant land properties were identified. The result of this process is the list of properties shown in Attachment A. DEP has identified 1,098 properties containing an estimated 24,555 acres to be included in this interim report.

### **3. DMS Data Collection Process**

DMS manages 114 structures and facilities, but according to DFS' Risk Management database, there are over 21,000 state-owned and leased facilities; therefore, DMS has limited information of other state agency facilities.

Once the FL-SOLARIS database is developed, DMS will have more information on all state-owned, managed and leased facilities, which will give the department the ability to perform strategic real property analyses, including disposition analyses.

For the purpose of the March 1, 2011 interim report, DMS relied heavily on state government entities to self-report their facility disposition candidates. DMS developed a list of disposition guidelines and a disposition template to assist the state government entities in identifying disposition candidates. On December 20, 2010, DMS sent a memorandum to 74 state government entities, including state agencies, water management districts, and universities and community colleges, requesting they review their facility needs and identify potential disposition candidates. DMS also held a workshop on January 14, 2011, to assist the state government entities in determining disposition candidates.

Once DMS received the disposition candidates from the state government entities, department staff analyzed the candidates and compiled the list for this report. Attachment D provides general information on each disposition candidate.

## **F. Findings and Results**

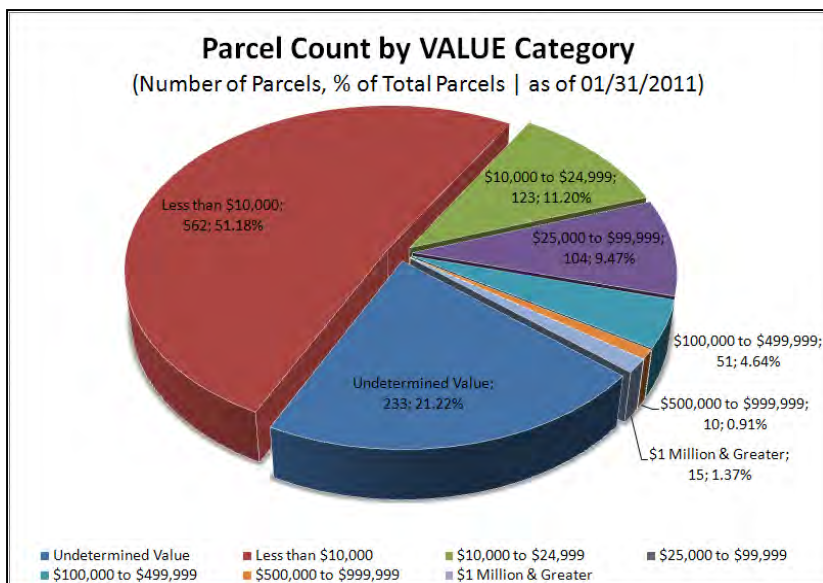
### **1. Overview**

DEP has identified 1,098 surplus properties throughout the state, containing an estimated 24,555 acres, which are included in this interim report. Okeechobee County currently contains the most surplus parcels at 93, but Nassau County has the most acreage at 7,195. Only Baker, Gulf, Hamilton, Liberty, Madison and St. Lucie Counties have no properties on the list.

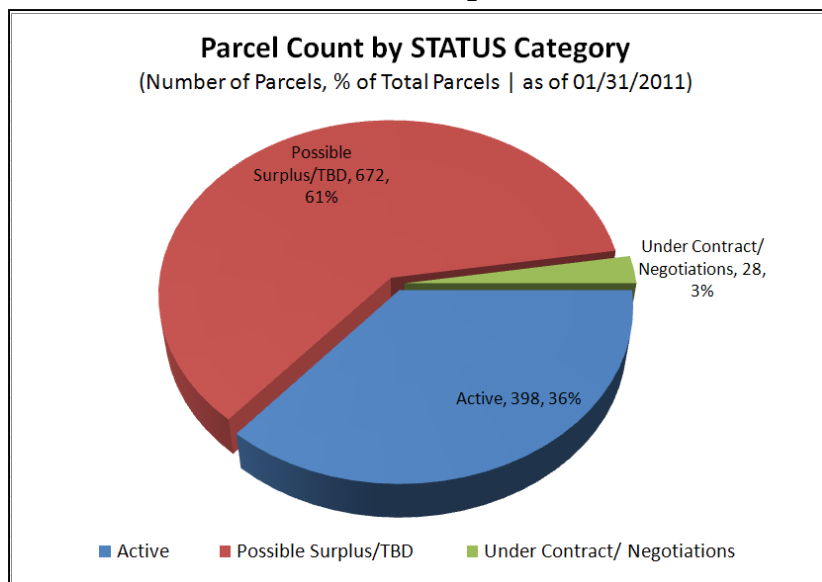
Properties identified came into state ownership through a number of sources, but 976 properties of the total 1,098 were acquired through the "Murphy Act" as a result of defaults for non-payment of taxes during the Great Depression. The Murphy Act properties represent 89 percent of the total parcel count, but they represent only 77 percent of the total acreage and only 43 percent of the estimated value. Many of the Murphy Act parcels are scattered small lots within undeveloped subdivisions which have no roads, water, sewer or electrical utilities. The remaining properties were acquired via donations, exchanges, original grants at statehood, reconveyances, or other miscellaneous methods. Properties purchased by the state were typically acquired in conjunction with a larger property at the request of a state agency which needed the land.

Over the years, the surplus properties with the greatest utility have been either placed into governmental use or sold to the private sector. Most of those remaining in state ownership are

unusually small, irregularly shaped, landlocked, have title issues, or a combination thereof and have little economic utility. Many properties on the list are large marshy wetland areas. Past direction has been that these should be retained in state ownership. Regardless, these wetland properties are included as potential candidates for disposition should the Governor, Legislature and the Board of Trustees determine that this is in the best interest of the state.



## 2. Attachment A - DEP Dispositions in Process or To Be Determined



Due to the number of properties listed, the data are provided on a CD as an attachment to this interim report. The spreadsheet has a status column that has the categories as discussed below. It should be noted that the size of the various properties on the list is that reported to DOR by the county property appraisers and has not been verified with a survey. Similarly, the 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.

Under Contract/In Negotiations These are properties for which potential purchasers have been identified and are in the negotiation, contracting or closing phases. The property will move to either a "Sold" category after closing or back to "Active" if the negotiations end or if the contract is terminated without a sale. Exchange properties that were not identified as surplus prior to initiation of the exchange are an exception to this. They return to the control of the managing agency and are no longer available for disposition.

Of the 28 properties in this category, 14 are Murphy Act parcels. The total estimated value of these parcels is \$4,370,315. However, several of the 28 properties are exchanges with a combined estimated value of \$1,513,185. Typically the state will receive land of equal value

rather than cash for these exchange properties. Therefore, the anticipated revenue from these properties is \$2,857,130. Another property on this list is under negotiation with the Okeechobee Utility Authority and could result in their paying in cash, a land exchange, or a combination thereof.

Active The properties in this category consist of parcels that are being noticed or require noticing, properties in the valuation process prior to marketing, and properties available for disposition. Those with economic utility/saleable value are identified and actively marketed. This may be done through direct sale or competitive bid, notice to surrounding property owners, brochures to area real estate offices, advertising in the local newspaper or on the internet, signs on the property, and postings on the DEP Surplus Property website ([www.dep.state.fl.us/lands/buy\\_sale.htm](http://www.dep.state.fl.us/lands/buy_sale.htm)). Parcels with little economic use or value include those that are small slivers or small odd shaped parcels such as the one shown in the aerial photograph. They may be too small to be buildable per local codes, narrow strips along roadways or have other miscellaneous characteristics. DEP notifies adjoining property owners of the availability of the uneconomic parcels and may place them on DEP's website, but because of the limited market for them there is no established marketing activity. This

"Active" category contains 398 properties, 385 of which were acquired via the Murphy Act. The total estimated value of the property in this category is \$6,555,471.



Possible Surplus/TBD Properties in this category are under evaluation. They may have unresolved title or ownerships issues, restrictions or dedications which hinder their marketability, inexact locations, or a variety of other conditions that need to be resolved. After evaluation these properties are moved to the "Active" category or retained in state ownership. Of the 672 properties in the TBD category, 577, or 86 percent, are Murphy Act parcels. Many of these

properties are wetlands. For several years, direction has been that all surplus wetland properties remain in state ownership. Thus, they previously would not have been included on this list. Also included are reclaimed lake bottoms, properties with flowage easements, and unmanaged properties abutting and within managed or project areas. None of these wetlands or unmanaged properties has been offered for sale in the past. Whether these properties are moved to the Active category and offered for sale, or removed from the list and retained in state ownership, depends on direction provided by the Governor, Legislature and the Board of Trustees. Due to the large number of properties in this category and uncertainty as to their marketability, their combined estimated value of \$45.2 million probably cannot be realized.

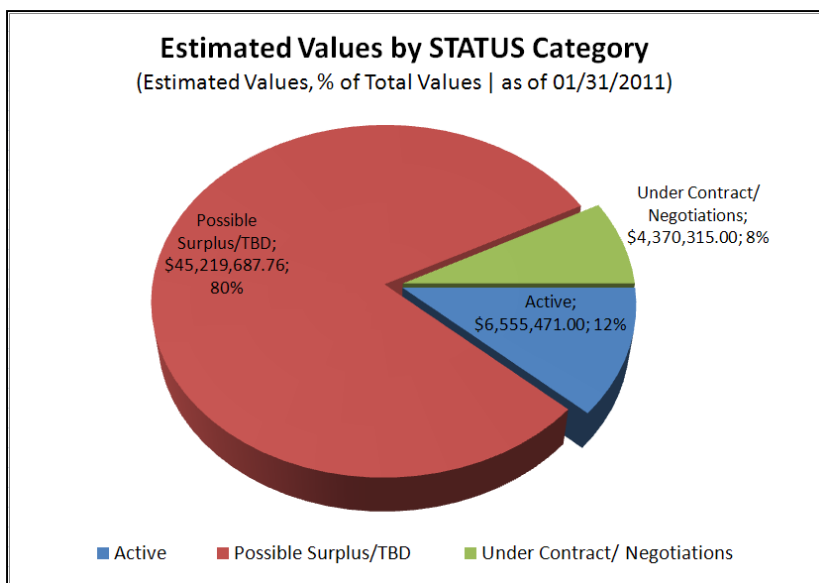
### 3. Attachment B – DEP Disposition Report (July 1, 2009-January 31, 2011)

Revenue generated by surplus land sales in recent years is shown below:

Fiscal Year	Sale Revenue
04/05	\$ 1,385,609
05/06	\$18,315,850
06/07	\$ 1,684,911
07/08	\$10,573,855
08/09	\$ 2,011,568
09/10	\$ 6,481,085
10/11 (YTD)	\$ 207,885

The 35 properties that have sold since July 1, 2009, are listed in Attachment B. One exchange parcel is included on the list. It is a 111.27-acre conservation property in Polk County valued at \$3,668,600 for which the Board of Trustees received a 125.47-acre property valued at \$4,352,800. No cash was exchanged and no revenue was generated. A detailed discussion of the exchange procedure is included as Attachment F. The total revenue received for the 34 remaining parcels sold since July 1, 2009 containing 64.6 acres was \$6,688,970. A single sale generated \$6,203,000, or 93 percent of the revenue. The remaining 33 sales contained 50.55 acres and totaled \$485,970 in revenue, which calculates to averages of \$9,614 per acre and \$14,726 per property. This analysis illustrates the general characteristics of many of the properties on the surplus list, that is, numerous small properties at low dollars per property.

Direct requests by the public resulted in five sales containing 19.58 acres. The remaining properties were sold through the proactive efforts of DEP. All dispositions were non-conservation properties except the exchange property and a 0.019-acre property in Monroe County which was sold for \$300 to cure an encroachment.



In most cases revenue generated from the sales goes to the IITF. All fiscal year 2010/2011 (YTD) revenue has gone to the IITF except for \$300 received for the sale of a very small strip of conservation land. By law, when land acquired with conservation funds is sold, the fund from which the land was purchased must be reimbursed. There are also isolated instances where the sale proceeds benefit other agencies through specific legislation. Proceeds from the Sunland

Hospital sale in fiscal year 2005/2006 totaling \$5,285,000 went to the Department of Children

and Families and in fiscal year 2009/2010 the University of Florida/Institute of Food and Agricultural Sciences Relocation and Construction Trust Fund received \$6,203,000 for the sale of Board of Trustees land.

In prior years, DEP successfully sold property at or above appraised value. As the real estate market continues its decline, it is clear that buyers are much less willing to pay appraised value. In spite of current market conditions, the total revenue from the sales in Attachment B exceeds their total appraised value. This was accomplished even though sales to local governments must be at appraised value, and one of the properties was sold at less than appraised value. Currently there are two sales in process for less than appraised value. Both are vacant buildings which require thousands of dollars in renovation and continued maintenance. All below-appraised-value transactions, whether sold or in process, were previously bid at appraised value without success. DEP is recommending to the Board of Trustees to accept less than appraised value in these cases.

#### **4. Attachment C - State Land Real Property Release of Lease and Re-Lease to Other Agencies**

When a university, community college or state agency has a need for property that has been deemed as surplus, it is placed under a "management lease" to the agency and goes no further in the disposition process. The agency 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 state office building. The listing in Attachment C illustrates recent lease transactions.

#### **5. Attachment D - New Identified Facility Candidates for Disposition**

Five state agencies (including DMS) and two water management districts reported 56 potential disposition candidates for this report. The universities and community colleges did not identify any disposition candidates.

Of the 56 facilities recommended for disposition, 34 are located at the A.G. Holley State Hospital in Lantana. In total, these 56 facilities encompass 396,524 gross square feet, with a combined assessed value of \$49.5 million (assessed value is provided by the county property appraisers, and it may not reflect the actual appraised value of the facility if taken to market).

The 56 facilities have \$23.1 million in known building deficiencies (roof repairs, HVAC replacements, etc.), and, of the 56, 42 are currently vacant. The state government entities spent \$3.1 million in operating expenses last fiscal year (2009-2010) on these facilities.

DMS proposes the state government entities immediately begin the disposition process for these facilities. The disposition process will determine if another university, community college, state agency, or local government entity has a need for the facility, and if not, the facility can be sold to the private sector, thereby putting the facility and property on the local county property tax rolls.

Attachment D provides general information on each proposed disposition candidate.

**G. Next Steps**

**1. Progress Update on FL-SOLARIS**

It is anticipated that the contract for system development for FL-SOLARIS will be awarded in March 2011. Implementation of the comprehensive database system will be accomplished in phases and is scheduled for completion in February 2013. Refer to Attachment G for the timeline.

**2. Future Agency Actions**

Data from DOT, state universities and community colleges will be added to the list during the period between submission of the March interim report and the October annual report, and properties within the Possible Surplus/TBD category will continue to be evaluated. DEP and DMS will dedicate staff resources on properties which have the greatest potential of producing significant revenue. Sold properties will remain as part of the report unless direction to the contrary is received.

### III. Attachments

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**A. DEP Dispositions in Process or To Be Determined**

(Database provided via CD)

**B. DEP Disposition Report**

July 1, 2009 through January 31, 2011

## DEP DISPOSITION REPORT

**Total Sales**  
**07/01/09-01/31/11**

**Conservation**  
**07/01/09-01/31/11**

County	Type Property	Acreage Surplused or Exchanged	Appraised Value of Surplused Property	Pro-active or Request	Type Transaction	Purpose of Surplus or Exchange	Comments: Surplus or Exchange Details	BOT or Delegation	Revenue Received	Land Recd in Exchange	Exchange \$Value	Proceeds to:	Closing Date	Deed Number
Polk	Conservation	111.27	\$3,668,600.00	Request	Exchange	City Park requires lighted paved road to access the new City Park isolating the exchanged parcel from the main management area.	Approved by ARC-02/15/08. State property exchanged required extensive restoration and exotics control; state received net positive conservation benefit (better resources and wildlife habitat, net increase of acreage and elimination of mgmt. issues	BOT	\$0.00	125.47	\$4,352,800	n/a	01/11/11	32099
Monroe	Conservation	0.019	\$300.00	Request	Sale	Deed to cemetery-cemetery lot encroachment area.	Original Surveyor missed 8ftx105ft encroachment of cemetery lots.	BOT	\$300.00			Florida Forever Fund	07/02/10	32164

**Total Conservation: 111.29 \$3,668,900.00 \$300.00 125.47 \$4,352,800 :Exchange Value**

**Non-Conservation**  
**07/01/09-01/31/11**

County	Type Property	Acreage Surplused or Exchanged	Appraised Value of Surplused Property	Pro-active or Request	Type Transaction	Purpose of Surplus or Exchange	Comments: Surplus or Exchange Details	BOT or Delegation	Revenue Received	Land Recd in Exchange	Exchange \$Value	Proceeds to:	Closing Date	Deed Number
St. Johns	Murphy Act	0.11	\$69,000.00	Pro-Active	Sale	Not needed by state government.	CSA \$69K-\$84K. Purchased by Adjoining Property Owner.	Delegation	\$75,000.00			IITF	07/27/09	31805
Palm Beach	Non-Consrv	2.84	\$80,000.00	Request	Sale	Not needed by state government.	Request-Correct Title Issue- MH Park on Property Since 1970 - Reclaimed Sovereignty Land of Pelican River (Near Lake Pelican & Lake Okeechobee)	BOT	\$90,615.00			State School Fund	09/22/09	31926 (5834-50)
Bay	Murphy Act	0.07	\$1,500.00	Pro-Active	Sale	Not needed by state government.	Road Right of Way Lafayette Road	Delegation	\$1,500.00			IITF	10/27/09	31988

**Non-Conservation  
07/01/09-01/31/11**

County	Type Property	Acreage Surplused or Exchanged	Appraised Value of Surplused Property	Pro-active or Request	Type Transaction	Purpose of Surplus or Exchange	Comments: Surplus or Exchange Details	BOT or Delegation	Revenue Received	Land Recd in Exchange	Exchange \$Value	Proceeds to:	Closing Date	Deed Number
Manatee	Murphy Act	0.25	\$5,325.00	Pro-Active	Sale	Not needed by state government.	Sold by bid.	Delegation	\$7,250.00			IITF	08/28/09	31991
Broward	Non-Consrv	14.049	\$6,203,000.00	Request	Sale	Property needed for Davie Water Treatment Facility. All Funds Transferred directly to UF/IFAS Relocation & Construction Trust Fund.	Town of Davie Water Treatment Facility will also benefit New UF/FAU Joint Use Academic Bldg in Davie. City of Fort Lauderdale at capacity for local water treatment.	BOT	\$6,203,000.00			UF/IFAS	03/24/10	31995
Jackson	Murphy Act	2.30	\$12,000.00	Request	Sale	Not needed by state government.	A portion of this parcel is in the roadway.	Delegation	\$12,000.00			IITF	08/04/09	32009
Gadsden	Murphy Act	0.11	\$4,800.00	Pro-Active	Sale	Not needed by state government.	City of Gretna will use this parcel as a Storm Water Facility	Delegation	\$4,800.00			IITF	03/01/10	32010
Jackson	Murphy Act	0.01	\$200.00	Pro-Active	Sale	Not needed by state government.	20x30' Parcel located within Hardee's Parking Lot, Graceville, FL.	Delegation	\$200.00			IITF	07/28/09	32026
Union	Non-Consrv	1.01	\$20,000.00	Pro-Active	Sale	Not needed by state government.	Former FDOT Maintenance Yard in Raiford, FL. Purchasers Uncle owns adjacent land.	Delegation	\$24,000.00			IITF	08/27/09	32033
DeSoto	Murphy Act	0.24	\$4,100.00	Pro-Active	Sale	Not needed by state government.	Purchased by Adjoining Property Owner.	Delegation	\$4,920.00			IITF	08/28/09	32044
Walton	Murphy Act	2.10	\$21,000.00	Pro-Active	Sale	Not needed by state government.	Purchased by Adjoining Property Owner.	Delegation	\$21,000.00			IITF	10/05/09	32061
Walton	Murphy Act	0.28	\$5,000.00	Pro-Active	Sale	Not needed by state government.	The City of DeFuniak Springs desires to acquire this property for Municipal purposes; and obtain a Perpetual Easement #32073.	Delegation	\$5,000.00			IITF	01/22/10	32074
Gadsden	Murphy Act	0.04	\$800.00	Request	Sale	Not needed by state government.	Buyer purchased adjacent parcel-2006-thought .04ac portion was included. After Survey-Buyer Contacted BPLA to Purchase.	Delegation	\$800.00			IITF	12/04/09	32081
DeSoto	Murphy Act	0.22	\$400.00	Pro-Active	Sale	Not needed by state government.	Purchased by Adjoining Property Owner.	Delegation	\$600.00			IITF	01/21/10	32108
Manatee	Murphy Act	0.13	\$6,500.00	Pro-Active	Sale	Not needed by state government.	Purchased by City to incorporate into existing Norma Lloyd Park.	Delegation	\$6,500.00			IITF	02/05/10	32111

**Non-Conservation**

**07/01/09-01/31/11**

County	Type Property	Acreage Surplused or Exchanged	Appraised Value of Surplused Property	Pro-active or Request	Type Transaction	Purpose of Surplus or Exchange	Comments: Surplus or Exchange Details	BOT or Delegation	Revenue Received	Land Recd in Exchange	Exchange \$Value	Proceeds to:	Closing Date	Deed Number
Indian River	Murphy Act	0.02	\$375.00	Pro-Active	Sale	Not needed by state government.	Purchased by County for future right-of-way.	Delegation	\$375.00			IITF	02/17/10	32116
Hardee	Murphy Act	0.16	\$800.00	Pro-Active	Sale	Not needed by state government.	Purchased by Adjacent Property Owner.	Delegation	\$1,210.00			IITF	06/02/10	32127
Hillsborough	Murphy Act	0.13	\$5,775.00	Pro-Active	Sale	Not needed by state government.	Purchased by County part of Road R/W.	Delegation	\$5,775.00			IITF	05/27/10	32137
Manatee	Murphy Act	0.13	\$2,000.00	Pro-Active	Sale	Not needed by state government.	Purchased by Adjacent Property Owner.	Delegation	\$2,200.00			IITF	02/17/10	32138
Hernando	Murphy Act	1.54	\$3,000.00	Pro-Active	Sale	Not needed by state government.	Purchased by Adjacent Property Owner.	Delegation	\$4,000.00			IITF	04/12/10	32157
DeSoto	Murphy Act	0.37	\$1,300.00	Pro-Active	Sale	Not needed by state government.	Purchased by Adjacent Property Owner.	Delegation	\$1,300.00			IITF	06/24/10	32175
Hardee	Murphy Act	0.16	\$3,400.00	Pro-Active	Sale	Not needed by state government.	Purchased by Adjacent Property Owner.	Delegation	\$3,740.00			IITF	06/16/10	32181
Seminole	Murphy Act	0.17	\$2,625.00	Pro-Active	Sale	Not needed by state government.	Purchased by Adjacent Property Owner.	Delegation	\$2,800.00			IITF	06/25/10	32182
Hillsborough	Murphy Act	0.04	\$1,000.00	Pro-Active	Sale	Not needed by state government.	Purchased by Adjacent Property Owner.	Delegation	\$2,500.00			IITF	06/24/10	32184
Jefferson	Murphy Act	2.00	\$15,000.00	Pro-Active	Sale	Not needed by state government.	Parcel was sold to highest bidder.	Delegation	\$17,500.00			IITF	07/29/10	32046
Nassau	Murphy Act	35.00	\$125,250.00	Pro-Active	Sale	Not needed by state government.	Bulk Sale-(36)SOLI - 459 Noncontiguous Lots. County Declined Purchase. Private Buyer required by County to provide Utilities.	Delegation	\$101,490.70			IITF	07/28/10	32098
Volusia	Murphy Act	0.06	\$3,000.00	Pro-Active	Sale	Not needed by state government.	Purchased by Adjacent Property Owner.	Delegation	\$3,734.00			IITF	10/27/10	32126

**Non-Conservation  
07/01/09-01/31/11**

County	Type Property	Acreage Surplused or Exchanged	Appraised Value of Surplused Property	Pro-active or Request	Type Transaction	Purpose of Surplus or Exchange	Comments: Surplus or Exchange Details	BOT or Delegation	Revenue Received	Land Recd in Exchange	Exchange \$Value	Proceeds to:	Closing Date	Deed Number
Hillsborough	Murphy Act	0.13	\$7,500.00	Pro-Active	Sale	Not needed by state government.	Purchased by City-the Adjacent Property Owner.	Delegation	\$7,500.00			IITF	09/09/10	32163
Hardee	Murphy Act	0.38	\$4,000.00	Pro-Active	Sale	Not needed by state government.	Purchased by Adjacent Property Owner.	Delegation	\$8,360.00			IITF	08/16/10	32183
Bradford	Non-Consrv	0.35	\$2,100.00	Request	Sale	Not needed by state government.	Sold to resolve encroachment. Parcel is isolated from Parent Track by R/W. Lease#3515; DOC ok'd Partial Release.	Delegation	\$2,100.00			IITF	09/24/10	32189
Manatee	Murphy Act	0.05	\$4,000.00	Pro-Active	Sale	Not needed by state government.	Purchased by Adjacent Property Owner for Parking.	Delegation	\$6,000.00			IITF	09/21/10	32190
Monroe	Non-Consrv	0.03	\$33,500.00	Pro-Active	Sale	Not needed by state government.	Sold to resolve encroachment.	Delegation	\$60,000.00			IITF	12/27/10	32241
Sumter	Murphy Act	0.12	\$900.00	Pro-Active	Sale	Not needed by state government.	City is building playground.	Delegation	\$900.00			IITF	12/31/10	32261

**Total Non-Conservation:      64.60      \$6,649,150.00      \$6,688,669.70      0.00      \$0.00**

<b>TOTAL Conservation &amp; Non-Conservation</b>				
<b>Acreage Surplused or Exchanged</b>	<b>Appraised Value of Surplused Property</b>	<b>Revenue Received</b>	<b>Land Received in Exchange</b>	<b>Exchange \$Value</b>
<b>175.89</b>	<b>\$10,318,050.00</b>	<b>\$6,688,969.70</b>	<b>125.47</b>	<b>\$4,352,800.00</b>

**C. State Land Real Property Release of Lease and Re-Lease to Other Agencies**

July 1, 2009 through January 31, 2011

STATE LAND REAL PROPERTY RELEASE OF LEASE AND RE-LEASE TO OTHER AGENCIES

July 2009 through January 2011

DSL FILE NO.	ACREAGE	COUNTY	PROPERTY NAME	COMMENTS	DATE RELEASED and RE-LEASED	LOCATION
4204	5.0	Leon	DJJ/Sawmill	Re-leased to Dept. of Corrections in lease #4601	09/28/2009	1127 Orange Ave. or 2609 Springhill Rd. Tallahassee, FL
3973	0.1	Leon	DMS/Blueprint 2000	Re-leased to City of Tallahassee in lease #4571	12/04/2009	409 E. Gaines St. Corner of Bloxham, Tallahassee, FL
3973	7.5	Leon	DMS/Warren & Winchester Bldg/Bloxham Annex	Re-leased to FSU in lease #2736	03/02/2010	201 W. Bloxham St., Tall., FL. / 305 Bloxham St., 1005 MLK Blvd., 1015 MLK Blvd/ 319 E. Gaines St., Tallahassee
4325	0.8	Dixie	HSMV- Radio Tower site	Re-leased to Dixie County School Board in lease #4658	06/17/2010	Radio Tower in Dixie county for school bus system.
3244	3.0	Duval	DJJ/Duval County	Re-leased to Dept. of Health in lease #4659	06/17/2010	3036 Phillips HWY, Jacksonville, FL.
2524	500.0	Lee	APD/Gulf Coast Center	Re-leased to Fl. Gulf Coast University in Lease #4051	06/30/2010	5530 Neal Rd., Fort Meyers, FL
3895	multiple lots	St. John's	DOS/St. Augustine	Re-leased to Univ. of Florida in lease #2734	07/08/2010	Various Historic Downtown Properties, St. Augustine, FL
4103	43.0	Pinellas	OGT/Weedon Island	Re-leased to Pinellas County in lease #3985	07/08/2010	Eastern shoreline of St. Petersburg south of Gandy road.
4276	5.0	Miami-Dade	DMS/FAA Tract	Re-leased to City of Doral in lease #4602	08/18/2010	Adjacent to 9301 NW 33rd St, Doral, FL
4194	47.2	Gadsden	TCC/ Pat Thomas Academy	Re-leased to Dept. of Corrections in lease #4661	10/04/2010	Hwy 90 Midway
3151	2.0	Leon	District Court of Appeal	Re-leased to FSU in lease #2736	01/11/2011	301 S. Martin L. King Blvd., Tallahassee

## **D. DMS Facility Candidates for Disposition**

SB 1516 Facility Disposition Candidates										
Agency	Facility Name	County	Space Type	Gross SF	Year Built	Revenues	Operating Costs	Deficiency Costs	Assessed Value	Agency Comments
DCF	Riverside Service Center	Duval	Office	21,726	1950	\$ -	\$ 33,981	\$ 455,733	\$ 1,065,450	OFFICE FACILITY IS BEING USED FOR STORAGE. Appraisal completed on 8/16/2007 for \$1,500,000.00
DCF	Panama City ACCESS Office	Bay	Office	10,943	1968	\$ -	\$ 12,196	\$ 190,000	\$ 360,883	This building had a roof replaced 6 years ago. ADA renovations were made in 2007
DHSMV	North Melbourne	Brevard	Office	2,500	1976	\$ -	\$ 5,368	\$ -	\$ 390,260	
DHSMV	Eastpoint	Franklin	Office	2,300	1982	\$ -	\$ 600	\$ -	\$ 623,350	Currently subleased to the Franklin County School Board. Please contact the agency before beginning the disposition process.
DHSMV	Marianna FHP	Jackson	Office	1,963	1963	\$ -	\$ 15,691	\$ -	\$ 99,309	Listed as a budget 2011-12 budget reduction. Please contact the agency before beginning the disposition process.
DHSMV	Titusville	Brevard	Pick list	0 - 3.96 Acres	None	\$ -	\$ 9,392	\$ -	\$ 112,380	Agency leases a facility from the County which adjacent to this property. This property is a 3.96 acre driving range.

SB 1516 Facility Disposition Candidates										
Agency	Facility Name	County	Space Type	Gross SF	Year Built	Revenues	Operating Costs	Deficiency Costs	Assessed Value	Agency Comments
DHSMV	Flagler Street FHP/BAR	Miami-Dade	Office	11,960	1958	\$ -	\$ 18,686	\$ -	\$ 2,572,076	Agency vacating space in April of 2011.
DHSMV	Palatka FHP	Putnam	Office	9,200	1978	\$ -	\$ 21,460	\$ -	\$ 1,149,784	Listed as a budget 2011-12 budget reduction. Please contact the agency before beginning the disposition process.
DHSMV	Crestview FHP	Okaloosa	Office	2,926	1978	\$ -	\$ 18,581	\$ -	\$ 617,860	Listed as a budget 2011-12 budget reduction. Please contact the agency before beginning the disposition process.
DHSMV	Arcadia FHP	De Soto	Office	5,000	1991	\$ -	\$ 39,075	\$ -	\$ 184,454	Listed as a budget 2011-12 budget reduction. Please contact the agency before beginning the disposition process.
DHSMV	Lake Placid	Highlands	Office	1,508	1968	\$ -	\$ 5,953	\$ -	\$ 178,053	Listed as a budget 2011-12 budget reduction. Please contact the agency before beginning the disposition process.
DHSMV	Madison FHP	Madison	Office	1,496	1968	\$ -	\$ 17,539	\$ -	\$ 35,714	Listed as a budget 2011-12 budget reduction. Please contact the agency before beginning the disposition process.

SB 1516 Facility Disposition Candidates										
Agency	Facility Name	County	Space Type	Gross SF	Year Built	Revenues	Operating Costs	Deficiency Costs	Assessed Value	Agency Comments
DHSMV	Naples FHP	Collier	Office	3,500	1991	\$ -	\$ 11,527	\$ -	\$ 1,190,089	Listed as a budget 2011-12 budget reduction. Please contact the agency before beginning the disposition process.
DHSMV	Fruitland Park FHP	Lake	Office	2,800	1968	\$ -	\$ 18,696	\$ -	\$ 346,897	Listed as a budget 2011-12 budget reduction. Please contact the agency before beginning the disposition process.
DHSMV	Quincy FHP	Gadsden	Office	3,691	1975	\$ -	\$ 30,264	\$ -	\$ 54,522	Listed as a budget 2011-12 budget reduction. Please contact the agency before beginning the disposition process.
DJJ	Collier Juvenile Residential Facility	Collier	Penal	11,924	1996, 1998		\$ -	\$ -	\$ 1,593,818	Land belongs to the County. The buildings belong to DJJ-State of Florida. In 2010 DJJ's program ended and the facility was vacated. The County indicated an interest in purchasing the facility and DJJ was working with the County for possible disposition. The County has since retracted its interest due to budget issues.

SB 1516 Facility Disposition Candidates										
Agency	Facility Name	County	Space Type	Gross SF	Year Built	Revenues	Operating Costs	Deficiency Costs	Assessed Value	Agency Comments
DMS	Executive Office Building	Leon	Office	14,315	1965		\$ 12,000	\$ 108,499	\$ 1,134,722	Property is an old motel converted to office on second floor and child care on first
DOH		Orange	Office	4,745	1974	\$ -	\$ -	\$ -	\$ -	Approximately 13 acres can be available for disposition with this building if surveyed and submitted for partial release.
DOH	A.G. Holley State Hospital - Building #1	Palm Beach	Labs	175,876	1950	\$ 27,160.00	\$1,977,124	\$ 19,230,000	\$ 24,451,674	Hospital Facility* The Hospital Building presently occupies 61%(108,850) of the 175,876sf. Total; Approximately 53% (67,026)of the total area is "underutilized", but must be maintained including A/C & Electrical
DOH	A.G. Holley State Hospital - Building #2	Palm Beach	Office	18,521	1950		\$ 105,880	\$ 1,112,050	\$ 2,574,936	VACANT
DOH	A.G. Holley State Hospital - Building #3	Pick list	Office	9,366	1950		\$ 96,257	\$ 653,300	\$ 1,302,135	C.O.O.P Building-VACANT
DOH	A.G. Holley State Hospital - Building #4	Palm Beach	Utility	4,832	1950		\$ 33,653	\$ 95,000	\$ 671,783	Engineering Maintenance Facility

**SB 1516 Facility Disposition Candidates**

<b>Agency</b>	<b>Facility Name</b>	<b>County</b>	<b>Space Type</b>	<b>Gross SF</b>	<b>Year Built</b>	<b>Revenues</b>	<b>Operating Costs</b>	<b>Deficiency Costs</b>	<b>Assessed Value</b>	<b>Agency Comments</b>
DOH	A.G. Holley State Hospital - Building #5	<i>Palm Beach</i>	<i>Utility</i>	4,085	1950		\$ 31,127	\$ 60,000	\$ 567,929	Boiler Plant for Campus/ Paint shop
DOH	A.G. Holley State Hospital - Building #6	<i>Palm Beach</i>	<i>Utility</i>	722	1950		\$ 4,917	\$ 125,000	\$ 100,378	Water Plant - Campus
DOH	A.G. Holley State Hospital - Building #7	<i>Palm Beach</i>	<i>Unconditioned Storage</i>	422	1950		\$ 1,734	\$ -	\$ 58,800	Abandon Sewage Treatment Plant; Not in service
DOH	A.G. Holley State Hospital - Building #8	<i>Palm Beach</i>	<i>Unconditioned Storage</i>	446	1953		\$ 1,829	\$ 2,000	\$ 62,006	Abandon Playground restroom/Used for Maint. Gasoline Storage
DOH	A.G. Holley State Hospital - Building #9	<i>Palm Beach</i>	<i>Unconditioned Storage</i>	1,550	1950		\$ 6,355	\$ 5,000	\$ 215,493	Hurricane Shutters & Equipment Storage
DOH	A.G. Holley State Hospital - Building #10	<i>Palm Beach</i>	<i>Residential</i>	1,827	1950	\$ 27,724.00	\$ 13,064	\$ 15,000	\$ 254,004	The Children's Healing Institute
DOH	A.G. Holley State Hospital - Building #11	<i>Palm Beach</i>	<i>Residential</i>	1,616	1950	\$ 20,200.00	\$ 11,555	\$ 10,000	\$ 224,669	School of Autism P.B.C.S.D.; Renovated 7/2010
DOH	A.G. Holley State Hospital - Building #12	<i>Palm Beach</i>	<i>Residential</i>	1,177	1950	\$ 14,712.50	\$ 8,416	\$ 10,000	\$ 163,636	School of Autism P.B.C.S.D;Renovated 7/2010

**SB 1516 Facility Disposition Candidates**

<b>Agency</b>	<b>Facility Name</b>	<b>County</b>	<b>Space Type</b>	<b>Gross SF</b>	<b>Year Built</b>	<b>Revenues</b>	<b>Operating Costs</b>	<b>Deficiency Costs</b>	<b>Assessed Value</b>	<b>Agency Comments</b>
DOH	A.G. Holley State Hospital - Building #13	<i>Palm Beach</i>	<i>Residential</i>	1,667	1950	\$ 20,837.50	\$ 11,919	\$ -	\$ 231,760	School of Autism P.B.C.S.D; Renovated 7/2010
DOH	A.G. Holley State Hospital - Building #14	<i>Palm Beach</i>	<i>Residential</i>	1,326	1950	\$ 14,400.00	\$ 9,481	\$ 15,000	\$ 184,351	House of Wisdom-Unwed Mothers half-way House; Not required for mission
DOH	A.G. Holley State Hospital - Building #15	<i>Palm Beach</i>	<i>Residential</i>	1,666	1950		\$ 11,912	\$ 15,000	\$ 231,621	Temporary Physician Housing; Not Required for Mission
DOH	A.G. Holley State Hospital - Building #16	<i>Palm Beach</i>	<i>Residential</i>	1,680	1950	\$ 21,000.00	\$ 12,012	\$ 15,000	\$ 233,567	School of Autism P.B.C.S.D
DOH	A.G. Holley State Hospital - Building #17	<i>Palm Beach</i>	<i>Residential</i>	1,326	1950		\$ 9,481	\$ 5,000	\$ 184,351	Unoccupied; Not Required for Mission
DOH	A.G. Holley State Hospital - Building #18	<i>Palm Beach</i>	<i>Residential</i>	1,403	1950	\$ 17,537.50	\$ 10,032	\$ 3,000	\$ 195,056	School of Autism P.B.C.S.D
DOH	A.G. Holley State Hospital - Building #19	<i>Palm Beach</i>	<i>Residential</i>	5,287	1950	\$ 66,087.50	\$ 37,803	\$ 5,000	\$ 735,041	School of Autism P.B.C.S.D

SB 1516 Facility Disposition Candidates										
Agency	Facility Name	County	Space Type	Gross SF	Year Built	Revenues	Operating Costs	Deficiency Costs	Assessed Value	Agency Comments
DOH	A.G. Holley State Hospital - Building #20	<i>Palm Beach</i>	<i>Unconditioned Storage</i>	9,052	1950		\$ 51,748	\$ 425,000	\$ 1,258,481	1st Floor-Engineering Storage-Required; 2nd Floor-Vacant-Not Required
DOH	A.G. Holley State Hospital - Building #26	<i>Palm Beach</i>	<i>Unconditioned Storage</i>	282	1978		\$ 1,155	\$ 15,600	\$ 39,168	Misc Engineering Material Storage-Not Required; Function can be located in other campus facility
DOH	A.G. Holley State Hospital - Building #28	<i>Palm Beach</i>	<i>Utility</i>	476	1974		\$ 1,951	\$ 2,500	\$ 66,166	Water Plant adjunct-Required for Water Plant monitoring equipment.
DOH	A.G. Holley State Hospital - Building #29	<i>Palm Beach</i>	<i>Utility</i>	960	1973		\$ 5,666	\$ 159,600	\$ 133,467	Hospital Emergency Generator Building/ Code requires 100% Back-up for utilities
DOH	A.G. Holley State Hospital - Building #31	<i>Palm Beach</i>	<i>Labs</i>	16,715	1982		\$ 119,514	\$ 336,000	\$ 2,323,813	Information Only: D.O.H Lab on A.G. Holley site has separate D.O.H. budget but is critical to the Hospital's Mission; All Utilities provided thru A.G. Holley
DOH	A.G. Holley State Hospital - Building #32	<i>Palm Beach</i>	<i>Unconditioned Storage</i>	1,127	1979		\$ 4,621	\$ 5,600	\$ 156,691	Plumbers Warehouse

**SB 1516 Facility Disposition Candidates**

<b>Agency</b>	<b>Facility Name</b>	<b>County</b>	<b>Space Type</b>	<b>Gross SF</b>	<b>Year Built</b>	<b>Revenues</b>	<b>Operating Costs</b>	<b>Deficiency Costs</b>	<b>Assessed Value</b>	<b>Agency Comments</b>
DOH	A.G. Holley State Hospital - Building #33	<i>Palm Beach</i>	<i>Unconditioned Storage</i>	299	1987		\$ 1,227	\$ 16,000	\$ 41,610	Prisoners Yard Toilet Facility; Not used or required; No longer house prisoners on campus
DOH	A.G. Holley State Hospital - Building #34	<i>Palm Beach</i>	<i>Unconditioned Storage</i>	120	1987		\$ 490	\$ 1,000	\$ 16,631	Storage: Hurricane Shutters; Not required-other storage available on campus
DOH	A.G. Holley State Hospital - Building #36	<i>Palm Beach</i>	<i>Utility</i>	1,812	1987		\$ 13,000	\$ 5,000	\$ 251,850	Engineering Carpenter Shop-Function Required to Maintain Hospital Facility
DOH	A.G. Holley State Hospital - Building #42	<i>Palm Beach</i>	<i>Unconditioned Storage</i>	191	1987		\$ 783	\$ 1,000	\$ 26,546	Storage-Hurricane Shutters; Not Required-Other Storage available on Campus
DOH	A.G. Holley State Hospital - Building #39	<i>Palm Beach</i>	<i>Unconditioned Storage</i>	128	1987		\$ 525	\$ 750	\$ 17,796	Biohazard Waste Storage; Function Mission Critical to purpose; Not Required-other space available on campus for this function.
DOH	A.G. Holley State Hospital - Building #40	<i>Palm Beach</i>	<i>Unconditioned Storage</i>	192	1987		\$ 787	\$ 1,000	\$ 26,693	Misc.Storage;Not required; Storage available on campus in other Facilities

SB 1516 Facility Disposition Candidates										
Agency	Facility Name	County	Space Type	Gross SF	Year Built	Revenues	Operating Costs	Deficiency Costs	Assessed Value	Agency Comments
DOH	A.G. Holley State Hospital - Building #44	Palm Beach	Unenclosed Structure	320	1985		\$ 1,312	\$ 1,000	\$ 44,489	Shelter House for Female Prisoners; Not required no Prisoners on campus
DOH	A.G. Holley State Hospital - Building #Pump House#1	Palm Beach	Utility	64	1950		\$ 400	\$ 500	\$ 8,898	Well Pump House #1 Part of Water System for Campus
DOH	A.G. Holley State Hospital - Building #Pump House #2	Palm Beach	Utility	64	1950		\$ 400	\$ 9,000	\$ 8,898	Well Pump House #2;Part of Campus Water System
SFWMD	Kissimmee Field Station (vacant)	Osceola	NOC	13,442	1968 - 1990		\$ 194,848	\$ -	\$ 575,200	This property is currently in the process of being surplus through a public bid process and is expected to be sold by March 2011.
SWFWMD	Mobile Unit #7	Hernando	Office	1,403	1988		\$ 15,000	\$ -	\$ 41,454	
SWFWMD	Mobile Unit #8	Hernando	Office	1,293	1988			\$ -	\$ 41,454	
SWFWMD	Mobile Unit #16	Hernando	Office	1,293	1988			\$ -	\$ 41,454	
<b>Total Sublease Revenues</b>						\$				
<b>Total Operating Costs</b>							\$ 229,659	\$3,078,988		
<b>Total Outstanding Deficiencies</b>								\$ 23,109,132		
<b>Total Assessed Value</b>									\$ 49,473,570	

**E. Overview of State Land Real Property Disposition Process**

## State Land Real Property Disposition Process

- 1) The Asset Management Section within the Department of Environmental Protection (DEP) pro-actively markets unmanaged state-owned real property\* and real property requested to be released by the managing agency.
- 2) Conservation land may not be sold unless a determination is first made that the land is no longer needed for conservation purposes as required by the Florida Constitution and Florida Statute [Article X, Section 18, Florida Constitution, and Section 253.034(6), F.S.]. Requests to surplus conservation land must be submitted to the Acquisition and Restoration Council (ARC), which is comprised of representatives from agencies that manage conservation land and four representatives from the private sector appointed by the Governor. ARC acts in an advisory capacity to the Board of Trustees of the Internal Improvement Trust Fund (Board of Trustees) on land management issues. ARC makes its recommendation as to whether the state land is no longer needed for conservation purposes [Section 18-2.021(7)(c)3, F.A.C.]. For land acquired with conservation funds, the acquisition fund from which the land was purchased must be reimbursed for the price received for the property.
- 3) The property is offered to state agencies, community colleges and state universities for 45 days, with universities and community colleges given priority consideration. Properties leased to state agencies, universities and community colleges are at no cost except for a nominal annual administration fee of \$300. [Sections 253.034(6) & (16), F.S., and Section 18-2.019, F.A.C.]
- 4) If no interest is expressed by any state university, community college or state agency, the property is offered to local government for lease or purchase, with the first right of refusal given to the county and then the local municipality [Section 253.034(6)(f), F.S., Section 253.111, F.S., and Section 18-2.019, F.A.C.]. A resolution must be received by the local government or municipality within 45 days of receipt. (Steps 3 and 4 are generally noticed simultaneously to expedite the process.)
- 5) For properties not claimed by universities, community colleges or state agencies which can be sold, market value of the property is determined by an appraisal or staff evaluation pursuant to Section 253.034, F.S., and Chapters 18-1 and 18-2, F.A.C. Appraisal fees are paid by the applicant. When appraisal services are obtained prior to an applicant or purchaser being identified, funding will be provided by the requesting agency or DEP if there is no requesting agency. The funds will be reimbursed to the state by the purchaser, lessee or sub lessee.

- 6) Asset Management staff prepares a negotiation strategy and markets the property for sale or bid as required by Section 253, F.S. Marketing is done by advertising via newspaper, for sale signs, and DEP surplus land website ([www.dep.state.fl.us/lands/buy\\_sale.htm](http://www.dep.state.fl.us/lands/buy_sale.htm)). Buyers are required to pay all costs of the sale including, but not limited to, survey, appraisal, title work, environmental assessment, etc.
- 7) Asset Management staff prepares a contract and handles the sale transaction in coordination with the DEP Office of General Counsel.
- 8) Contract is approved and executed within DEP under delegation of authority for the sale of non-conservation parcels not exceeding five acres in size and with a market value of \$100,000 or less. All other contracts for the sale of real property go to the Board of Trustees for approval.
- 9) Deed is prepared and submitted to the Board of Trustees for execution, and closing is scheduled.

\*Prior to making a determination to pro-actively market an unmanaged parcel, Asset Management staff reviews the parcel for the following:

- Wetlands
- Abuts or is within a Florida Forever project or is within a managed area
- Whether the parcel is needed for conservation purposes
- Encroachments
- Title issues
- Marketability

## **F. Overview of State Land Real Property Exchange Process**

## State Land Real Property Exchange Process

- 1) Applicant initially contacts the managing agency for a determination that the agency supports the exchange. In its evaluation the managing agency will:
  - a) Make an initial determination of state ownership of the properties involved. If the state land was acquired with bond monies (Florida Forever, P-2000, etc.), the exchange could be denied because such exchanges could represent a conversion of lands acquired for conservation purposes, and such conversion may result in a loss of the tax exempt status of the bonds. Each transaction is reviewed on a case-by-case basis in order to ensure that the bonds are not affected. [Section 253.034(6)(k), F.S.]
  - b) If conservation land is involved, the managing agency will also make its recommendation as to whether the exchange will provide a net conservation benefit to the Board of Trustees of the Internal Improvement Trust Fund (Board of Trustees). [Section 253.034, F.S.] Exchange parcels may need to be adjusted to provide the required benefit. The managing agency will also need to make its recommendation that the state-owned land proposed for exchange is no longer needed for conservation purposes as required by the Florida Constitution and Florida Statute. [Article X, Section 18, Florida Constitution, and Section 253.034(6), F.S.]
- 2) If the managing agency supports the exchange, the applicant will submit an application for exchange to the Department of Environmental Protection (DEP). Applicants are advised in the application form that they are required to pay all costs of the exchange including, but not limited to, surveys, appraisals, title work, environmental site assessment, etc. [Section 18-2.018(3)(b)3.b., F.A.C.]
- 3) Confirmation of title and acquisition funding will be made by DEP's Title and Land Records Section.
- 4) For conservation lands only, a biological assessment of the parcels proposed for exchange will be prepared.
- 5) Notification of the application is provided to state agencies, state universities and community colleges. If no interest is expressed by any of the agencies, universities or community colleges for the state land to be given up in the exchange, processing of the application will continue. Exchanges are exempt from county noticing. [Section 253.111, F.S.]
- 6) Exchanges involving conservation lands are also reviewed by the Acquisition and Restoration Council (ARC), which is comprised of representatives from agencies that

manage conservation lands, and four representatives from the private sector appointed by the Governor. ARC acts in an advisory capacity to the Board of Trustees on land management issues. ARC will make its recommendation as to whether the exchange provides a net conservation benefit to the Board of Trustees [Section 18-2.021(7)(e), F.A.C.], and whether the state land is no longer needed for conservation purposes [Section 18-2.021(7)(c)3, F.A.C.].

- 7) If approved by ARC, survey and appraisal work will be completed and an exchange contract prepared by DEP. If the state-owned parcel is higher in value than the private parcel, the applicant will be required to pay the difference to ensure a value-for-value exchange. If the privately owned parcel is greater in value than the Board of Trustees land, the Board of Trustees will not be required to pay the difference.
- 8) The exchange contract is submitted to the Board of Trustees for approval.
- 9) If approved by the Board of Trustees, the file is forwarded to DEP's Closing Section, which completes the Board of Trustees' acquisition requirements, including title work, environmental site assessment and closing documents. DEP's Bureau of Public Land Administration prepares the Board of Trustees deed which is submitted to the Board of Trustees for signatures.
- 10) Closing is scheduled.

## **G. FL-SOLARIS Implementation Timeline**

# Florida State Owned Lands And Records Information System Timeline

FL\_SOLARIS

March 11, 2011

v8a

NOTE:  
 PLI – Public Lands Inventory  
 DOR – Florida Department of Revenue  
 FSPLI – Florida Statewide Public Lands Inventory  
 LITS – Lands Inventory Tracking System  
 ESC – Executive Steering Committee  
 MOA – Memorandum of Agreement  
 FL\_SOLARIS Florida State Owned Lands  
 And Records Inventory

