

Surplus Properties: Finding It and Disposing of It!



Authority

- ▶ Florida Law authorizes FDOT, when it determines property in its inventory is not needed for a transportation facility, to dispose of property through negotiations, sealed competitive bids, auctions, or another means FDOT deems to be in its best interest and to secure a sales price at least at FDOT's current value.
- ▶ Florida Law authorizes FDOT, when it determines property in its inventory is not needed for a transportation facility, to enter into a lease through negotiations, sealed competitive bids, auctions, or other means FDOT deems to be in its best interest and to enter into a lease at a price not less than FDOT's current value.



Current Status

Secretary's Excess Property Summary Report March 2013

Categories	D1	D2	D3	D4	D5	D6	D7	Turnpike	Statewide	End of FY 2012
# of Parcels Identified as Excess	76	67	32	51	250	72	156	262	966	955
# of Parcels Under Review for Sale	0	0	0	0	2	5	19	2	28	6
# of Parcels Available for Sale	8	132	14	12	4	59	46	9	284	260
# of Parcels with Conveyance Pending	1	0	1	12	1	0	5	12	32	38
# of Parcels Under Review for Lease	0	0	0	1	0	4	6	0	11	3
# of Parcels Available for Lease	3	0	0	15	2	55	14	0	89	95
# of Parcels Sold in FY 2012/2013	0	8	0	2	2	14	3	5	34	36
Sales Revenue for FY 2012/2013	\$ -	\$ 137,003.00	\$ -	\$ 277,600.00	\$ 221,845.75	\$ 1,115,985.57	\$ 76,800.00	\$ 392,260.00	\$ 2,221,494.32	\$ 2,856,328.75
# of Leases with Revenue in FY 2012/2013	13	8	10	53	40	86	38	10	258	281
Lease Revenue for FY 2012/2013	\$ 28,656.17	\$ 26,764.03	\$ 53,659.23	\$ 1,036,695.41	\$ 263,777.24	\$ 1,235,996.99	\$ 432,799.22	\$ 88,491.25	\$ 3,166,839.54	\$ 6,014,956.28

NOTE: This report is subject to change upon completion of reconciliations with the Comptroller's Office

Legislative Directive

- ▶ In 2010, the Florida Legislative directed the Department to become proactive in its disposal of surplus properties so surplus properties can be returned to property tax rolls and assist local governments.
- ▶ The Property Management Office identified the processes it would follow to meet the legislative direction and is currently implementing those processes:
 - ▶ Identify Surplus Properties – Analysis of Right of Way maps and ownership records dating back to the Department’s earliest records.
 - ▶ Utilize a Public Domain Site to View Surplus Parcels – Department web site providing information and contact information for all available parcels. Allows the public to locate parcels on Mapping systems such as Bing and Google Earth.
 - ▶ Utilize a Broker Network to Market the Parcels - Department staff cannot currently meet their production deadlines and actively market surplus parcels.
 - ▶ Identify Revenue Generating Sources for Surplus Parcels – Studies being prepared by Florida International University and marketing companies.



Legislative Directive (Continued)

- ▶ Possible sources identified to date by Department studies:
 - ▶ Alternative energy – solar, wind power, biomass
 - ▶ Hybrid car charging stations
 - ▶ Production of nursery stock, hay
 - ▶ Timber harvesting
 - ▶ Micro cell antennas
 - ▶ Cell towers
 - ▶ Outdoor Advertising signs
 - ▶ Rest Area sponsorships
 - ▶ Advertising on signal traffic boxes



Questions?

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