

**Florida Gulf Coast University Board of Trustees
January 19, 2010**

SUBJECT: **Buckingham Land**

PROPOSED BOARD ACTION

Approve the acceptance of land located in Buckingham: Lee County: Sections 7, 8, 18 & 7, Township 44 South, Range 19 East Parcels: 17-44-26-00-00002.0000, 18-44-26-00-00003.0000 07-44-26-00-00005.0000, that currently is State-owned land and would be incorporated into our existing lease of State-owned land with the Board of Trustees of the Internal Improvement Trust Fund.

BACKGROUND INFORMATION

- On August 5, 2009 the Florida Department of Environmental Protection sent to all state agencies, universities, Lee County and some federal agencies a notice of surplus State of Florida land in Buckingham. This land is currently being used by the Agency for Persons with Disabilities, which is a State-wide agency that provides disability and rehabilitative accommodations for persons with disabilities. The agency is consolidating its State-wide facilities. The land will become available July 1, 2010. Under Florida Statute (Section 253.034(6)(f)), and Rule 18-2.019, Florida Administrative Code, the State must offer any surplus lands to other State agencies and State universities, with State universities having priority.
- The land is approximately 500 acres with 300 acres having been developed. The remaining 200 acres are prime lands for mitigation in conjunction with the County's 20/20 lands which are adjacent.
- There are approximately 60 structures/buildings on the land including a water tower, swimming pool, chapel, gymnasium and dormitory accommodations that have in recent times housed 300 people. There are several houses on the site that were used for on-site administrators. Also there is one large commercial kitchen with an associated dining area in addition to a smaller café with commercial kitchen equipment. There is an outdoor softball/baseball field and an adjoining picnic area. Most of the 300 developed acres is grass.

- The structures were built in the 1950s and 1960s. They are in excellent shape with the various required compliances for current fire and ADA codes. The site is connected to Lee County water and sewage. Each building has a back-up generator.
- The infrastructure is good with a paved road system, and the property is fenced. A gatehouse is at the front of the property to regulate incoming and outgoing traffic to the facility.
- Under Florida Statute, when Florida land is deemed surplus a notice is sent to all State agencies and universities. Under statute, universities are given priority to acquire the land. Should FGCU decide to incorporate the Buckingham parcel into its current parcel, it would be simply an amendment to its existing lease with the State. There is no cost to FGCU for the acquisition of the land. However, to maintain the land, provide minimum electricity to the buildings to prevent mildew and mold, and provide security, the annual cost is estimated to be between \$1.5 million and \$1.8 million. (Note: We will apply to the State of Florida for maintenance, plant, and operating dollars from the State should we acquire the land; however, there is no guarantee that we will receive it.)
- Under the present condition FGCU could use the land for research, more renewable energy (such as solar), our golf management program, cross country, student life retreat area, continuing education, or could sublease it to various local, county, or state agencies provided that the use was consistent with the university's educational mission as defined in our master lease with the State. Such uses could assist in defraying the operating costs. There are no plans to use it to offer FGCU for-credit courses.

Supporting Documentation Included: Florida Department of Environmental Protection Memo with attached Site Map and Legal Description of Land

Prepared by: Vice President for Administrative Services and Finance Joe Shepard

Legal Review by: General Counsel Vee Leonard (January 6, 2010)

Submitted by: Vice President for Administrative Services and Finance Joe Shepard



Florida Department of Environmental Protection

Marjory Stoneman Douglas Building
3900 Commonwealth Boulevard
Tallahassee, Florida 32399-3000

Charlie Crist
Governor

Jeff Kottkamp
Lt. Governor

Michael W. Sole
Secretary

DATE: August 5, 2009

FROM: Joseph Duncan
State of Florida Department of Environmental Protection
Division of State Lands
Bureau of Public Land Administration

SUBJECT: NOTICE OF STATE-OWNED LAND FOR LEASE/SALE:
Project 15672
Lee County: Sections 7, 8, 18 & 17, Township 44 South, Range 19 East
Parcels: 17-44-26-00-00002.0000
18-44-26-00-00003.0000
07-44-26-00-00005.0000
See attached Legal Description and Map.

Pursuant to Section 253.034(6)(f), Florida Statutes, and Rule 18-2.019, Florida Administrative Code, you are hereby notified that the state-owned land described in the attached legal description is currently being evaluated for sale, lease, or sublease. Section 253.034(15), Florida Statutes, requires that before a building or parcel of land is offered for lease, sublease, or sale to a local or federal unit of government or a private party, it shall first be offered for lease to state agencies and state universities, with priority consideration given to state universities. State universities and state agencies with the statutory authority to hold title to real property may, in the alternative, purchase this state-owned parcel after the county and other unit of local government in which the land is located have expressed no interest in purchasing this property, and may contact our office for additional information including the conditions of sale.

In order to assist the Division of State Lands, the Acquisition and Restoration Council (ARC) and the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida in determining the highest and best use for this parcel of land, please evaluate whether you have any interest in the property. You should also evaluate, consistent with your jurisdictional authority and responsibility, whether there are any public benefits in retaining state ownership of this property. Please complete and return the attached questionnaire to this office within forty-five days of receipt of this notice and refer to the respective inventory number when making comments about a particular parcel. Failure to respond within forty-five days of receipt of this notice will indicate that you have no interest in this parcel. Location maps have been attached for your convenience.

If you should have any questions about leasing, please contact Joseph Duncan with the Bureau of Public Land Administration, at (850) 245-2555.

If you should have any questions about the daily management of facility, please contact Raymond J. Newman, Agency for Persons with Disabilities, at (239) 690-3672.

/jd
Attachments

DATE:

TO: Florida Department of Environmental Protection
Bureau of Public Land Administration
Division of State Lands
3900 Commonwealth Boulevard
Tallahassee, Florida 32399-3000
Mail Station #130
Attn: Joseph Duncan

SUBJECT: NOTICE OF STATE-OWNED LAND FOR LEASE/SUBLEASE/SALE:
Lee County, Sections 7, 8, 18 & 17, Township 44 South, Range 19 East
Project 15672

THE STATE SHOULD RETAIN OWNERSHIP BECAUSE:

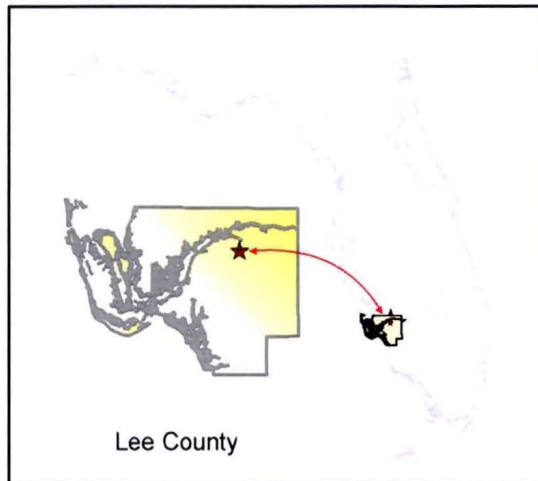
_____ CURRENT AGENCY NEED
_____ ENVIRONMENTAL VALUE
_____ RECREATIONAL VALUE
_____ ARCHAEOLOGICAL SIGNIFICANCE
_____ HISTORICAL SIGNIFICANCE
_____ NO INTEREST

If your agency has a current need for this parcel(s) or recommends that this parcel(s) be retained in state ownership due to its environmental and recreational value or historical and archaeological significance, please provide appropriate documentation and refer to the respective inventory number.

(Use additional pages if necessary)

Signature _____
Name _____
Title _____
Agency _____

**Site Map of Lands Available for Lease,
Sections 7, 8, 18, & 17, Township 44S, Range 19E,
Lee County, Florida**



Map depicts property being released
by Agency for Persons with Disabilities (APD),
under lease # 2524,
which will become available for lease.



Lands Available for Lease

0 500 1,000 2,000
Feet

Information from:
DSL Board of Trustees Land Data System
DSL GIS Land Records Mapping System

GIS_Map#00090722_Lands_Available_for_Lease_R0524



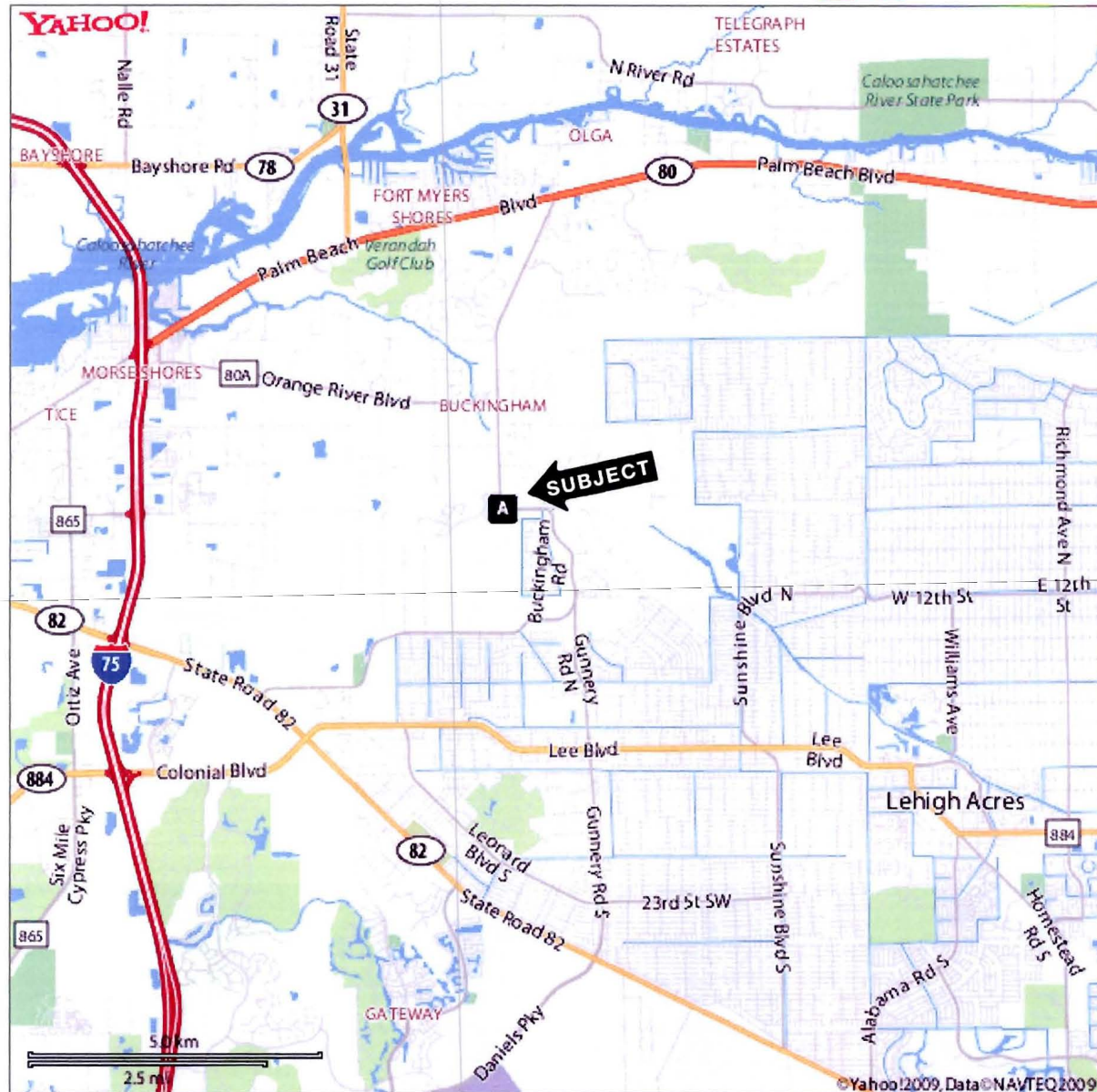
Prepared by Taiwo Madyun
July 22, 2009
Florida Department of
Environmental Protection
Division of State Lands
Bureau of Survey and Mapping
GIS and
Land Records Mapping Section
Rm 225 Carr Building
3800 Commonwealth Blvd.
Tallahassee, FL 32399
Phone 850-245-2576

FOR ILLUSTRATIVE
AND INFORMATIONAL
PURPOSES ONLY



Map of Gulf Coast Center (239) 694-2151

YAHOO!®



When using any driving directions or map, it's a good idea to do a reality check and make sure the road still exists, watch out for construction, and follow all traffic safety precautions. This is only to be used as an aid in planning.

Gulf Coast Center
5820 Buckingham Road
Fort Myers, FL 33905-7413

Area Map

Map of Gulf Coast Center (239) 694-2151

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Gulf Coast Center
5820 Buckingham Road
Fort Myers, FL 33905-7413

Area Map

EXHIBIT "A"

The following described land, lying and being in Lee County, Florida:

The Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) and the South One-half (S 1/2) of the Southeast Quarter (SE 1/4), Section 7. The South One-half (S 1/2) of the Southwest Quarter (SW 1/4) and the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section 8. The North 1730 feet of the West Three-Quarters (W 3/4) of Section 17. The North 1730 feet of the East One-half (E 1/2), Section 18, all located in Township 44 South, Range 26 East.

Less and except the following:

A lot or parcel of land lying the east half (E 1/2) of the southwest quarter (SW 1/4) of the southeast quarter (SE 1/4) of Section 8, Township 44 South, Range 26 East, Lee County, Florida, which lot or parcel is described as follows:
From the southeast corner of the southwest quarter (SW 1/4) of the southeast quarter (SE 1/4) of Section 8, Township 44 South, Range 26 East, run north along the quarter (1/4) quarter (1/4) Section Line for 441.37 feet to a concrete monument and the Point of Beginning. From said Point of Beginning run west for 200.00 feet to a concrete monument; thence run north for 200.00 feet to a concrete monument; thence run east for 180.90 feet to a concrete monument, said monument being 30 feet west of the centerline of Buckingham Road; thence run south for 53.03 feet; thence run 148.62 feet along the arc of a curve to the left (said curve having a radius of 575 feet, a central angle of 14° 48' 33", and a chord of S 07° 24' 17" E for 148.21 feet) to the Point of Beginning. Bearings hereinabove mentioned are derived from a bearing of North on the aforementioned quarter (1/4) quarter (1/4) Section Line.

BSM APPROVED
By MM Date 7/30/09