


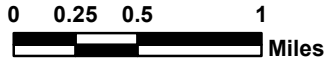


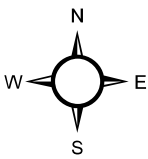


Distance To:
 State Lands - 1.8 miles to St. Andrews State Park
 Florida Forever Project - 5 miles to West Bay Preservation Area Project
 Water - 400 ft to Alligator Bayou

-  Subject Parcel
-  Naval Support Activity Panama City
-  State Managed Conservation Lands





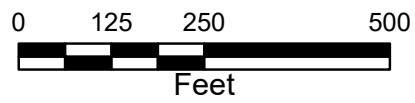
Naval Support Activity Panama City
U.S. NAVY
 Bay County, Florida



Document Path: W:\Graphics_GIS\Bay\Agenda_Panama_City_Navy\con\conservation\Banner_Palms_2\010\Non_Conservation_Bay_County_Banner_Palms_agenda_122016.mxd



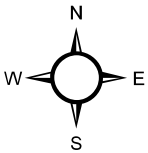
-  Subject Parcel
-  Naval Support Activity Panama City



Naval Support Activity Panama City

U.S. NAVY

Bay County, Florida





Florida Department of Environmental Protection

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

Rick Scott
Governor

Carlos Lopez-Cantera
Lt. Governor

Ryan E. Matthews
Interim Secretary

STATE OF FLORIDA

COUNTY OF LEON

CERTIFICATE

I, Rene Lewis, do hereby certify that the Governor and Cabinet, sitting as the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida, met on March 14, 2017 and approved the following Item 3 on the agenda for that date.

Item 3 Bay County Option Agreement/Non-Conservation Base Buffering/Naval Support Activity Panama City

REQUEST: Consideration of (1) an option agreement to acquire approximately 8.4 acres for non-conservation base buffering from Bay County; (2) designation of Bay County as the Interim Manager; and (3) designation of the United States of America, by and through the Department of the Navy, Naval Support Activity Panama City, as the manager of the 8.4-acre parcel.

VOTING REQUIREMENT FOR APPROVAL: Two members, one of whom is the Governor, when four members are voting; or any two members, when three members are voting.

COUNTY: Bay

LOCATION: Section 04, Township 04 South, Range 15 West

CONSIDERATION: \$1,670,000

<u>PARCEL</u>	<u>ACRES</u>	<u>APPRAISED BY</u>		<u>APPROVED VALUE</u>	<u>SELLER'S PURCHASE PRICE</u>	<u>TRUSTEES' PURCHASE PRICE</u>	<u>OPTION DATE</u>
		<u>Chandler (01/28/16)</u>	<u>Griffith (01/28/16)</u>				
Bay County	8.4	\$1,885,000	\$1,855,000	\$1,885,000	\$2,900,000*	\$1,670,000** (89%)	120 days from BOT approval

*Seller purchased the property November 15, 2010.

**\$198,809 per acre. The appraisals state the property was approved for an 88-unit townhome complex, of which 8 units have been built.

STAFF REMARKS: The subject parcel is designated as a Tier 1 priority parcel in the Department of Economic Opportunity/Florida Defense Support Task Force's Military Base Protection Program. This program originated in the 2012 Legislative session (chapter 2012-98, Laws of Florida) and was created to assist Florida's military bases with any potential encroachment challenges from incompatible development that may require the base to alter their mission. This

Certificate for Item 3
March 14, 2017 Trustees' Agenda
Page Two

program allows the Board of Trustees to acquire property, in fee or less-than-fee, around Florida's military bases. In 2014, the Legislature appropriated \$7,489,975 (Chapter 2014-1, section 38, Laws of Florida) for the acquisition of non-conservation land adjacent to MacDill Air Force Base (AFB), Naval Support Activity (NSA) Panama City, and Naval Station Mayport, for the purpose of securing and protecting these installations against encroachment.

With reductions in defense spending and the possibility of a future Base Realignment and Closure (BRAC), any incompatible development, and noise or pollution complaints could make any of Florida's military bases vulnerable to BRAC action. NSA Panama City employs approximately 3,000 military and civilian personnel, with a payroll of more than \$330 million. It supports 19 tenant commands with a wide range of military missions with an annual economic impact of approximately \$600 million to the local area. NSA Panama City is also home to the new \$9 million, 30,000-square-foot VA Outpatient Clinic which treats veterans from northwest Florida and southern Alabama. In 2017, NSA Panama City will add the Navy's next generation Landing Craft Air Cushion 100 to its fleet of Research and Development platforms. NSA Panama City has evolved over the years to meet the demanding requirements of the U. S. Navy, which is to "Defend today and plan for tomorrow" in response to national needs that are constantly changing.

NSA Panama City Encroachment Impacts

NSA Panama City is home to the Naval Surface Warfare Center, Panama City Division, which conducts Research, Development, Testing, and Evaluation (RDT&E) for the Navy's newest ships and autonomous vehicles. Its major expertise is in engineering and scientific disciplines in the mission areas of mine warfare, expeditionary warfare, special warfare, and diving and life support. It is also home to the Naval Diving and Salvage Training Center, an all service dive school which instructs students in basic, specialized, and advanced fleet readiness training. The United States Coast Guard Panama City Search and Rescue Station also borders the subject parcel. The Coast Guard Station is home to five tenant commands including two Coast Guard cutters. All these commands utilize Alligator Bayou which is a restricted access waterway located at NSA Panama City.

Acquisition of the subject parcel will prevent development along two sides of NSA Panama City and will create a much-needed buffer from sensitive RDT&E mission areas and training being conducted in Alligator Bayou. The initial development of the subject parcel created a retaining wall and raised the elevation by nearly 5 feet along portions of NSA Panama City's fence. Both Bay County's Joint Land Use Study and NSA Panama City's Encroachment Action Plan identified the subject parcel as an encroachment concern due to Anti-Terrorism and Force Protection issues. Further development of the subject parcel would provide clear observation to sensitive RDT&E areas and would also present an intrusion concern due to the raised elevation of the subject parcel.

Certificate for Item 3
March 14, 2017 Trustees' Agenda
Page Three

Project Description

Bay County owns the subject parcel along the southwest perimeter of NSA Panama City. Acquisition of the subject parcel supports NSA Panama City's efforts in encroachment mitigation and promotes future mission growth at the installation. It will provide a security and observation buffer to the most sensitive and utilized area on the installation and prevent major interruptions to the military mission.

Pursuant to section 288.980, F.S., the Department of Environmental Protection (DEP) is to acquire specific non-conservation lands for base buffering for the purpose of securing and protecting the installations against incompatible encroachments. There are three ownerships with multiple parcels, located near three installations, designated as top priority. This is the third acquisition of the program and DEP is proposing to acquire the subject parcel in fee, pursuant to section 253, F.S., which provides guidelines for acquisition of non-conservation lands.

Mortgages and Liens/Encumbrances

All mortgages and liens will be satisfied at the time of closing. Therefore, DEP will review, evaluate, and implement an appropriate resolution for these and any other title issues that arise prior to closing.

Closing Information

A title insurance commitment, and an environmental site assessment will be provided by the buyer prior to closing. A survey will be provided by the seller prior to closing and the buyer will reimburse the survey cost.

Management

The subject parcel will be managed by the Department of the Navy, NSA Panama City. However, the Navy cannot actively manage the subject parcel until it has an interest in the subject parcel, as in a lease agreement. Bay County has agreed to be the interim manager until a lease agreement is signed by the Department of Navy, NSA Panama City. The townhomes will be used for storage initially.

Comprehensive Plan

This acquisition is consistent with section 187.201(21), F.S., the Economy section of the State Comprehensive Plan.

(See Attachment 3, Pages 1-29)

RECOMMEND APPROVAL

Certificate for Item 3
March 14, 2017 Trustees' Agenda
Page Four

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Seal of the Board of Trustees of the Internal Improvement Trust Fund on this 14th day of March A.D., 2017.

Rene Lewis

Rene Lewis, Director
Office of Cabinet Affairs

SEAL





DEPARTMENT OF THE NAVY
NAVAL FACILITIES ENGINEERING SYSTEMS COMMAND SOUTHEAST
JACKSONVILLE, FL 32212-0030

11011
Ser AM11/00688
August 02, 2021

Mr. Brad Richardson
Senior Management Analyst Supervisor
Bureau of Public Land Administration
Marjory Stoneman Douglas Building
3900 Commonwealth Boulevard
Tallahassee, Florida 32399

Dear Mr. Richardson:

SUBJECT: BAREFOOT PALMS PROPERTY IN PANAMA CITY

As we start returning to the work place from remote work, I wanted to follow up with you regarding Barefoot Palms. On February 5, 2020, Mr. Robert W. McDowell responded to your letter of September 16, 2019 in which you requested Naval Support Activity (NSA) Panama City manage the 8.4 acres of property in Bay County, a/k/a Barefoot Palms, for landscaping and maintenance of existing structures. However, shortly after his response, the COVID-19 pandemic was upon us in full force and priorities shifted. Thus, I wanted to follow up with you and reiterate the below.

While the Navy is extremely interested in maintaining Barefoot Palms as encroachment mitigation and as a security buffer to protect sensitive military operations at NSA Panama City, the Navy can only expend appropriated funds to maintain property in which the Navy has a real property interest. The Navy can obtain a real property interest in several ways, through negotiated sale, lease or donation.

While the Navy did not have funding in 2020 to pursue acquisition of a real property interest, the Navy did receive indications the State was looking at donating the property to the Navy. Now, a year and a half later, the property is in a state of disrepair, with a portion of the retaining wall leaning on the Navy's perimeter fence. Therefore, the Navy is interested in ascertaining the State's plan for Barefoot Palms.

My point of contact in this matter is Mr. Elroy Plummer, who can be reached at (904)542-6963 or via email at elroy.h.plummer.civ@us.navy.mil.

Sincerely,

A handwritten signature in blue ink that reads "Michael A. Brooks".

MICHAEL A. BROOKS
By direction

Copy to: COMNAVREG SE (N4)
COMNAVREG SE (CPLO)
COMNAVREG SE (OGC)
NSA Panama City, FL