County-Wide Property Review

A Sarasota County, FL Process Improvement Story

Jonathan Lewis, County Administrator
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ABOUT SARASOTA COUNTY, FL

Community Demographics

- Located on the Gulf Coast of Florida
- Population 417,442
- 572 Square Miles
- 35 Miles of Beach
- Countywide Taxable Value $58.6B

Organizational Demographics

- Charter County
- Commission/Administrator Form of Government
- 2,300 FTE’s
- 5 Commissioners
- 18 Departments
Sarasota County’s Journey to Process Improvement
WHY DO A PIT PROJECT?

Deal with Challenges
The Benefit of Internal vs. External Consulting
Departments Lack Resources for this Type of Project
Cross-Functional Teams (Talent Sourcing)
Stretch Assignments (Professional Growth Opportunity)
Why a County-Owned Land PIT Project?

1,167 County-owned Properties

The Board and Administration were not convinced we needed them all

Internal reviews by departments had previously been cursory

The county was challenged to balance the budget without a tax increase
WHAT DID WE DO?

1. Start with a GREAT team that asks tough questions and gets answers
2. Promote accountability among departments
3. Build a categorization method to describe property categories
4. Review ALL 1,167 properties and document the results
5. Create a dynamic inventory system to demonstrate results
6. Present findings to the Board

DO IT ALL IN SIX MONTHS
Project Timeline

December 2017
- Team Formation and kick-off
- Establish review criteria
- Create online system

January to March 2018
- Stakeholder review meetings
- Report creation

April 2018
- Leadership review
- Conduct peer review analysis
- Convert to parcel based database

May 2018
- Create publish version of parcel database
- Finalize report
- BCC review
### County-Owned Property Breakdown

<table>
<thead>
<tr>
<th>Number</th>
<th>Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>1,167</td>
<td>Sarasota County-owned Parcels</td>
</tr>
<tr>
<td>1,126</td>
<td>Total Sarasota County parcels in 1st round review (includes properties already declared surplus)</td>
</tr>
</tbody>
</table>

**Review Status**

<table>
<thead>
<tr>
<th>Number</th>
<th>Category</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1,126</td>
<td></td>
<td>Properties completed review</td>
</tr>
<tr>
<td>818</td>
<td>Category A</td>
<td>Properties to be retained (justification provided)</td>
</tr>
<tr>
<td>200</td>
<td>Category B</td>
<td>Properties ready for surplus (includes 195 escheated lots)</td>
</tr>
<tr>
<td>50</td>
<td>Category C</td>
<td>Properties with conditions that are potential for surplus</td>
</tr>
<tr>
<td>8</td>
<td>Category D</td>
<td>Properties require further administrative review</td>
</tr>
<tr>
<td>50</td>
<td>Category E</td>
<td>Properties previously declared surplus</td>
</tr>
<tr>
<td>300</td>
<td></td>
<td>Total Potential for Surplus</td>
</tr>
<tr>
<td>$1,169,423,800</td>
<td>Just value according to Property Appraiser for all Sarasota County owned parcels</td>
<td></td>
</tr>
<tr>
<td>214</td>
<td></td>
<td>Escheated lots in Category B and Category E</td>
</tr>
<tr>
<td>$712,400</td>
<td></td>
<td>Just value of Escheated Lots</td>
</tr>
</tbody>
</table>
TEAM RECOMMENDATIONS

30 recommendations in 5 Categories

1. Adopt Management Standards
2. Develop Long Term Strategies for Properties
3. Expedite the Sale of Surplus Lands
4. Utilize Technology to Document Properties
5. Tie to Affordable Housing when Possible
Sarasota County Property Review

In May 2018, Sarasota County completed a review of all county-owned lands. As a function of that review, parcels were designated for retention or potential surplus.

Properties have been categorized as follows:
- A: Properties to be retained
- B: Properties ready for surplus
- C: Properties with conditions that are potential for surplus
- D: Properties that require further administrative review
- E: Properties previously declared surplus

Additional Information
- Property Review Summary (external)
- A Properties (external)
- B Properties (external)
- C Properties (external)
- D Properties (external)
- E Properties (external)

Disclaimer: While Sarasota County has made the best attempts possible to ensure accuracy of the data within the Sarasota County Property Review, the county assumes no legal liability or responsibility for the accuracy, completeness or usefulness of the information. Additional property status information continues to be updated.
<table>
<thead>
<tr>
<th>Managing Department</th>
<th>Common Name</th>
<th>Address</th>
<th>City</th>
<th>Zip Code</th>
<th>Link to PA Map</th>
<th>Disposal Category</th>
<th>Description of Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>Stormwater</td>
<td>Drainage</td>
<td>0 ASHTON RD</td>
<td>Sarasota</td>
<td>34233</td>
<td><a href="https://ags2.scgov.net/pa">https://ags2.scgov.net/pa</a></td>
<td>Category A - Retain</td>
<td>Drainage</td>
</tr>
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<td>Legacy Trail Corridor</td>
<td>0 SAWYER LOOP RD</td>
<td>Sarasota</td>
<td>34238</td>
<td><a href="https://ags2.scgov.net/pa">https://ags2.scgov.net/pa</a></td>
<td>Category A - Retain</td>
<td>Future Legacy Trail</td>
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<td>Drainage</td>
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<td><a href="https://ags2.scgov.net/pa">https://ags2.scgov.net/pa</a></td>
<td>Category A - Retain</td>
<td>Future Legacy Trail</td>
</tr>
<tr>
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<td>Pond/Drainage - Lake Lanai</td>
<td>2101 SCENIC DR</td>
<td>Venice</td>
<td>34241</td>
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<td>Category A - Retain</td>
<td>Drainage</td>
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<tr>
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<td>Easement</td>
<td>3930 WESTMINSTEFD DR</td>
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<td>34241</td>
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<td>Category A - Retain</td>
<td>Easement</td>
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Link to Scgov Property Management

Develop Dynamic Filters and Reporting for Transparency
Any questions

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