

Facilities Planning and Construction  
Paul J. Phillips, Chief Facilities Officer

**SUBJECT: PROPOSAL TO RESCIND THE BOARD ACTION OF JULY 14, 1999 ADOPTING RESOLUTION NO. 99-21, DETERMINING THAT CERTAIN BOARD-OWNED LAND (THE FORMER MIRAMAR SCHOOL SITE) IS UNNECESSARY FOR EDUCATIONAL PURPOSES AND AUTHORIZING THE SUPERINTENDENT TO INITIATE ACTION FOR THE SITE'S DISPOSAL**

The School Board currently owns a 0.64 acre parcel of vacant property located at 109 N. E. 19 Street. The property was originally purchased in 1925 for the construction of the former Miramar Elementary School site. In September 1994, the District relocated the students and staff of this school after it was determined that the school building's structural components had deteriorated to such a level that it had become unfit for its intended use, and the school buildings were subsequently demolished. On July 14, 1999, the Board voted to adopt Resolution No. 99-21, determining that the property is unnecessary for educational purposes, and authorized the Superintendent to initiate action for the disposal of the property pursuant to Board Rule 6Gx13- 3B-1.092, Disposal of Surplus Land and Other Real Property.

The geographical area between downtown Miami and approximately N.W. 54 Street, spanning both sides of Biscayne Boulevard, is predicted to be one of the next desirable markets for real estate, development and redevelopment opportunities. As a result, many of the current property purchases in the area are being made for speculation/investment purposes, with an intent to purchase at a depressed rate today for resale or development in the next few years as the market grows. It is anticipated that as the construction of the Performing Arts Center and other development/redevelopment opportunities are completed, property values in the area will soar. Therefore, significant financial benefits may be reaped by waiting to see how the market in this area develops prior to deciding a final disposition of this property. Additionally, District staff is currently negotiating for leased office space to accommodate certain immediate and critical central administration space needs. If over the next few years such needs appear permanent, the Miramar property could provide a reasonable and cost effective location for District construction of office space.

Based on the above, it is recommended that the Board rescind its actions on agenda item H-26 of the July 14, 1999 meeting, adopting Resolution No. 99-21, determining that the property is unnecessary for educational purposes, and authorizing the Superintendent to initiate action for the disposal of the property pursuant to Board Rule 6Gx13- 3B-1.092, Disposal of Surplus Land and Other Real Property. It is further recommended that the Miramar property remain in the District's land inventory for the near term until its uses and/or sales revenues can be maximized. In the interim, in

order to limit the Board's risk of liability and maintenance costs associated with the property, it is recommended that the Superintendent be authorized to negotiate and execute a lease with Temple Israel of Greater Miami, Inc. (Temple), for the Temple's use of the property at annual rate of \$1, and under terms and conditions acceptable to the Superintendent.

Any proposed lease agreement shall be reviewed by the School Board Attorney's Office and the Office of Risk and Benefits Management.

**RECOMMENDED:**

That The School Board of Miami-Dade County, Florida:

1. rescind the actions taken at the July 14, 1999 meeting which adopted Resolution No. 99-21, determining that certain Board-owned land (the former Miramar Elementary School site) is unnecessary for educational purposes and authorized the Superintendent to initiate action for the disposal of this property pursuant to Board Rule 6Gx13- 3B-1.092, Disposal of Surplus Land and Other Real Property; and
2. authorize the Superintendent or his designee to negotiate and execute a lease agreement with Temple Israel of Greater Miami, Inc. for the use of the Miramar property at an annual rental rate of \$1, and under terms and conditions acceptable to the Superintendent.

VGV:ada