

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

SUBJECT: ADOPT RESOLUTION NO. 00-40 DECLARING BOARD OWNED PARCEL LOCATED AT S.W. 272 STREET AND S.W. 132 AVENUE UNSUITABLE FOR EDUCATIONAL PURPOSES, AND AUTHORIZING THE SALE OF SAID PARCEL TO MIAMI-DADE COUNTY FOR CONSERVATION UNDER ITS ENVIRONMENTALLY ENDANGERED LANDS PROGRAM

The School Board owns a parcel of vacant land located at S.W. 272 Street and S.W. 132 Avenue, adjacent to the site of Air Base Elementary School, consisting of approximately 18.4 acres (see attachment). The parcel was purchased by the Board in 1969, for the construction of Air Base Middle School. In 1984, Miami-Dade County (County) designated the site as a Natural Forest Community.

In 1991, the County established the Environmentally Endangered Lands (EEL) program for the purpose of acquiring, conserving and maintaining environmentally endangered natural forest and wetland communities for the benefit of present and future generations. As a result, the County adopted a list of properties deemed to contain the most environmentally endangered species and targeted these properties for acquisition through its EEL program. One of these properties is the parcel of land adjacent to Air Base Elementary School.

This parcel is of particular interest to the EEL program since approximately 90% of the site contains pine rockland and falls within the established definition for a natural forest community. Pine rocklands, once the most predominant natural habitat in the County is considered to be one of the most diverse ecosystems in the world. Of the more than 180,000 acres of original pineland in south Florida, barely 4,000 acres remain today. Moreover, these pinelands, including those found in the subject parcel, are home to several federally protected species. District staff, in conjunction with the Department of Environmental Resources Management, has assessed the ecological condition of this site and concur with the County's findings regarding the type(s) of habitat and species contained therein. Additionally, based on the Natural Forest Community Standards of the County code, the County might allow the District to clear and utilize up to 30% of the site (5.8 acres), only if the District could justify its need.

The District commissioned two appraisals which reflected fair market values of \$25,000 per acre (\$460,000 for 18.4 acres) each. The County has agreed to purchase the subject parcel, at the average appraised value of \$25,000 per acre (\$460,000 for 18.4 acres). A sale agreement for this property has been negotiated under the following terms and conditions:

- the sale price shall be \$25,000 per acre (\$460,000 for 18.4 acres);
- the use of the subject parcel by the County, or by a third party assignee, shall be restricted and

limited solely to those purposes consistent with the EEL program.

- the Board shall conduct a cleanup of any trash or debris found on the subject parcel prior to closing;
- the County shall secure its own environmental assessment and property survey;
- in the event that any hazardous or toxic materials are detected at the subject parcel, the County may then terminate the agreement without any further obligations to either party;
- the Board shall secure a title insurance commitment, prior to closing, and the County shall pay for the title insurance policy; and,
- all closing costs, with the exception of liens and encumbrances, shall be paid for by the County.

Pursuant to Board Rule 6Gx13- 3B1.092, Disposal of Surplus Land and Other Real Property, the Board is authorized to approve the transfer of Board owned property to another government agency, at the Board's discretion, if it is deemed to be in the public's best interest.

The proposed resolution has been reviewed by the School Board Attorney's Office. The Deputy Superintendent of School Operations and the Region Superintendent for Region VI recommend approval of this transfer.

RECOMMENDED:

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

1. adopt Resolution No. 00-40 declaring a Board owned parcel located at S.W. 272 Street and S.W. 132 Avenue unsuitable for educational purposes; and,
2. authorize the Board Attorney to prepare and have executed the necessary agreement(s), under the terms and conditions set forth above, for conveyance of the subject parcel to Miami-Dade County for its Environmentally Endangered Lands program.

JEM:slr

RESOLUTION NO. 00-40

OF THE SCHOOL BOARD OF MIAMI-DADE COUNTY, FLORIDA, DECLARING A BOARD OWNED PARCEL OF LAND, LOCATED AT S.W. 272 STREET AND 132 AVENUE TO BE UNSUITABLE FOR EDUCATIONAL PURPOSES

WHEREAS, the Board owns and has under its jurisdiction a certain undeveloped parcel of land, consisting of approximately 18.4 acres, located in the southern most area of Miami-Dade County ("County"); and

WHEREAS, the County's Department of Environmental Resources Management ("DERM") has determined that most of the subject parcel contains pine rockland, considered one of the state's environmentally endangered habitats, and has also detected the presence of various federally protected species within said parcel; and

WHEREAS, due to the ecological makeup of the subject parcel, the site has been designated as a Natural Forest Community by DERM and ratified as such by the County's Board of County Commissioners; and

WHEREAS, in view of the above, the potential development of the subject parcel by the District could result in the substantial deterioration or complete loss of these scarce natural resources; and

WHEREAS, after due consideration and consultation, the Board has determined that the preservation of such an environmentally unique and valued ecosystem, for present and future generations, is in the public's best interest;

NOW, THEREFORE, BE IT RESOLVED THAT:

The School Board of Miami-Dade County, Florida, approve Resolution No. ____ declaring a Board owned parcel of land located at S.W. 272 Street and 132 Avenue, as specifically described on the attached Exhibit "A", to be unsuitable for educational purposes and authorizing that it be disposed of in the best interest of the public.

A copy of this resolution is placed in the permanent records of this Board.

PASSED AND ADOPTED THIS ____ DAY OF _____, A.D. 2000

THE SCHOOL BOARD OF MIAMI-DADE COUNTY, FLORIDA

BY: _____

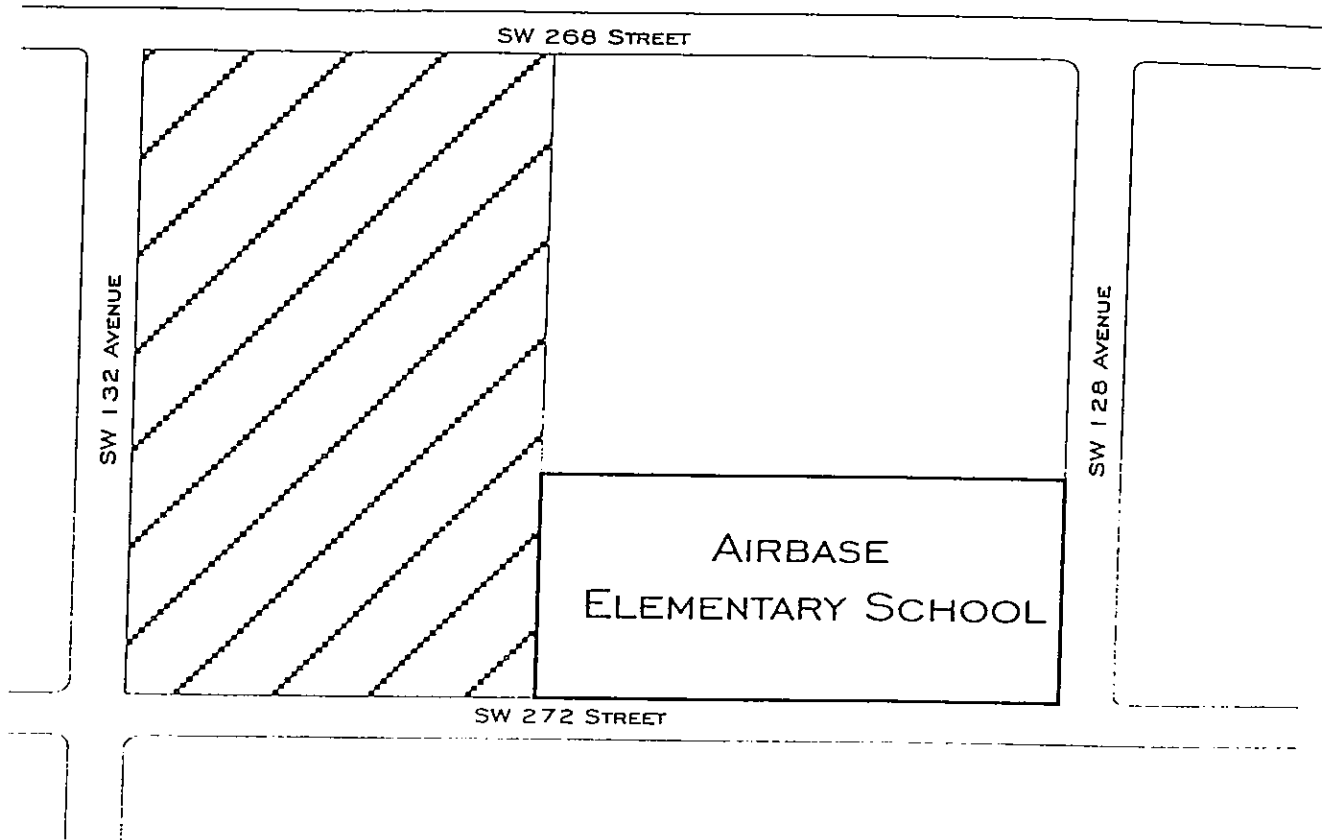
ATTEST: _____
Secretary

EXHIBIT "A"


A PORTION OF TRACT "A" OF "AIR BASE SCHOOLS SUBDIVISION", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 87 AT PAGE 91 OF THE PUBLIC RECORD OF DADE COUNTY, FLORIDA, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCE AT THE CENTER OF SECTION 35, TOWNSHIP 56 SOUTH, RANGE 39 EAST, THENCE SOUTH 89°57'53" EAST ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 35, A DISTANCE OF 673.23 FEET; THENCE NORTH ALONG THE EAST LINE OF THE WEST ½ OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 35, A DISTANCE OF 35.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SOUTHWEST 272ND STREET, SAID POINT BEING THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED PARCEL. THENCE NORTH 89°57'53" WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF SOUTHWEST 272ND STREET A DISTANCE OF 613.21 FEET TO A POINT, SAID POINT ALSO BEING THE POINT OF CURVATURE FOR A CIRCULAR CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°02'06"; THENCE ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 39.28 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SOUTHWEST 132ND AVENUE; THENCE NORTH 0°04'13" EAST ALONG THE EAST RIGHT-OF-WAY LINE OF SOUTHWEST 132ND AVENUE. A DISTANCE OF 1206.11 TO A POINT SAID POINT ALSO BEING THE POINT OF CURVATURE FOR A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 39°54'25", THENCE ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 39.23 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SOUTHWEST 268TH STREET, THENCE NORTH 89°58'38" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF SOUTHWEST 268TH STREET A DISTANCE OF 611.73 FEET TO A POINT ON THE EAST LINE OF THE WEST ½ OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 35; THENCE SOUTH ALONG SAID EAST LINE OF THE WEST ½ OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 A DISTANCE OF 1256.73 FEET TO THE POINT OF BEGINNING CONTAINING 18.4 ACRES OF LAND, MORE OR LESS.

LOCATION MAP



LEGEND

 AREA TO BE SURPLUSSED
(18.4 ACRES)

