

Office of School Facilities
Jaime G. Torrens, Chief Facilities Officer

SUBJECT: AUTHORIZATION FOR THE SUPERINTENDENT TO SECURE APPRAISALS OF THE BOARD-OWNED PROPERTY LOCATED AT 29 N.W. 13 STREET, MIAMI, AND TO SUBMIT THE APPRAISAL INFORMATION TO THE BOARD AS SOON AS PRACTICABLE, IN ORDER TO ALLOW THE BOARD TO ESTABLISH THE FAIR MARKET VALUE OF SAID PROPERTY, IN ACCORDANCE WITH SCHOOL BOARD RULE 6Gx13-3B-1.092

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

LINK TO

STRATEGIC PLAN: IMPROVE CONSTRUCTION SERVICES

Introduction

The City of Miami Omni Redevelopment District Community Redevelopment Agency (CRA), has expressed an interest in acquiring the three-acre Board-owned parcel located at 29 N.W. 13 Street, Miami, which currently houses the Richards Warehouse and former Miami Skill Center facilities. The CRA would propose to acquire the property as a part of its redevelopment plan for the area. Given this recent contact and the possibility that there might be interest from other entities or individuals in acquiring this property, it is recommended that the Board authorize staff to commission appraisals of the property, in accordance with School Board Rule 6Gx13-3B- 1.092; this will allow the establishment by the Board of the fair market value of the site at a future meeting, and in accordance with the governing Board Rule.

Additional Information

The subject parcel is described as follows (see attached aerial):

Location: 29 N.W. 13 Street, Miami

Folio Number: 01-3136-009-0420

Land Area: Approximately three (3) acres

Building Square Footage: 89,291 square feet

Zoning: Liberal Commercial (C-2)

Current Use: A portion, which formerly housed the Miami Skill Center, is vacant. The remaining portion houses warehouse facilities (Richards Warehouse).

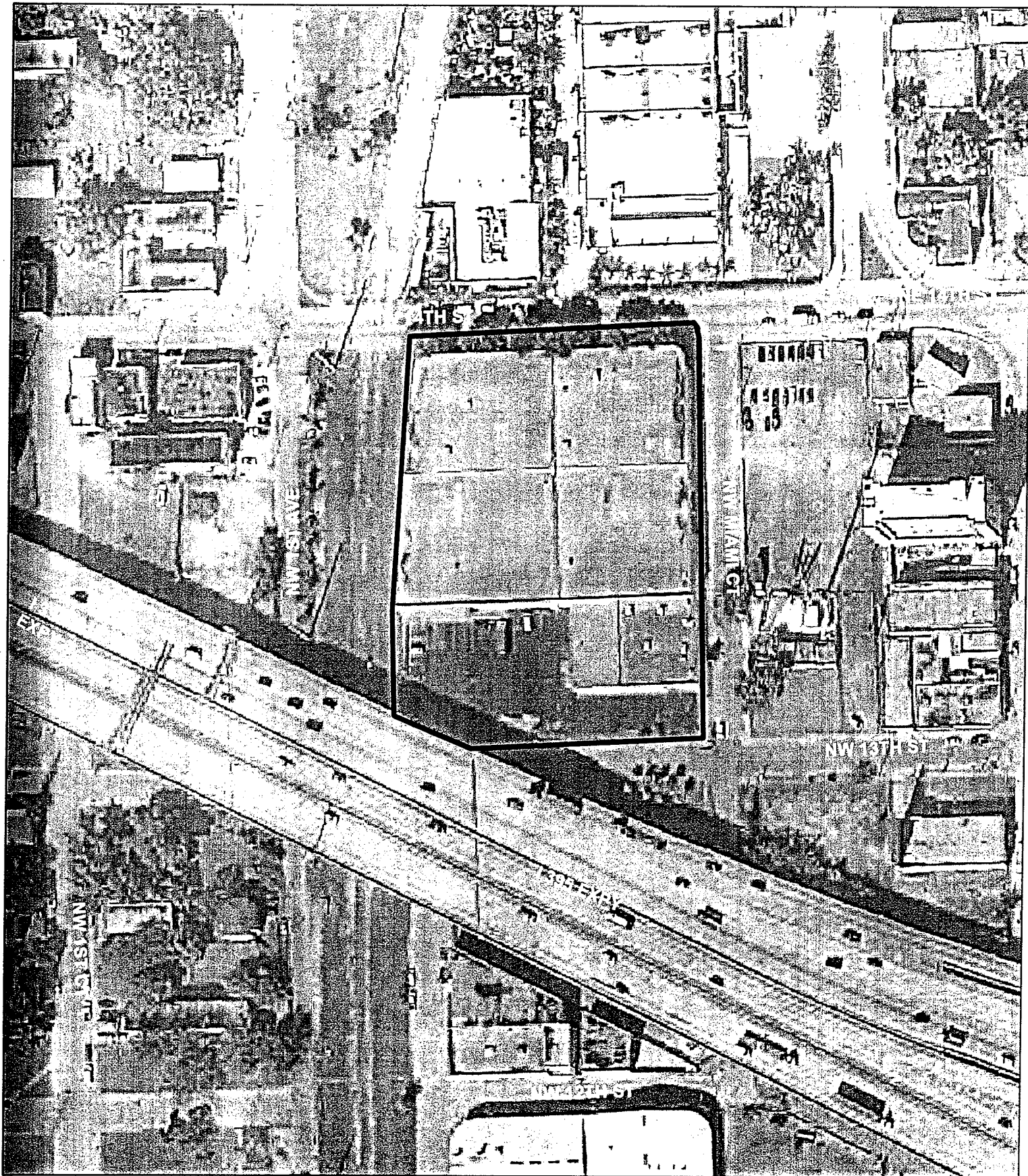
Operational Impact If Sold: Warehouse operations will be relocated to other District facilities.

Additional Information

As briefly noted above, this recommended first step, if approved by the Board, will produce the appraised values that will enable the Board, at a subsequent meeting, to establish the fair market value for the property; pursuant to the governing Board Rule, that value would be calculated as the median of the two appraisals received for each property, or a higher value as determined by the Board, up to the value of the highest appraised amount. The final amount established by the Board will in turn be the basis upon which the bidding process will be built. Only at such time as a successful bid is secured for the property, and that bid is accepted by the Board, will the property need to be declared surplus through a Board resolution, along with any appropriate amendments to the Educational Plant Survey.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, authorize the Superintendent to secure appraisals of the School Board-owned property located at 29 N.W. 13 Street, Miami, and to submit the appraisal information to the Board as soon as practicable, in order to allow the Board to establish the fair market value of the property, in accordance with School Board Rule 6Gx13-3B- 1.092.

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Legend
[] 29 NW 13th Street
(not to scale)

