

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

**SUBJECT: THAT THE SCHOOL BOARD OF MIAMI-DADE COUNTY, FLORIDA, AUTHORIZE THE SALE OF AN APPROXIMATE 18.91-ACRE UNIMPROVED BOARD-OWNED PARCEL, LOCATED AT S.W. 197 AVENUE AND S.W. 324 STREET, UNINCORPORATED MIAMI-DADE COUNTY, FLORIDA, TO MIAMI-DADE COUNTY ("COUNTY") FOR PRESERVATION PURPOSES PURSUANT TO THE COUNTY'S ENVIRONMENTALLY ENDANGERED LANDS ("E.E.L.") PROGRAM, AT A SALES PRICE OF \$917,500**

**COMMITTEE: FACILITIES AND CONSTRUCTION**

**LINK TO STRATEGIC BLUEPRINT: EFFECTIVE AND SUSTAINABLE BUSINESS PRACTICES**

Introduction

At its meeting of October 5, 2016, the School Board approved Item F-2 authorizing pursuing a collaboration with Miami-Dade County ("County") under which the County could purchase the vacant Board-owned properties located at S.W. 132 Avenue and S.W. 272 Street, and S.W. 197 Avenue and S.W. 324 Street, unincorporated Miami-Dade County, for preservation purposes pursuant to its Environmentally Endangered Lands ("E.E.L.") program. Subsequently, at its meeting of June 20, 2018, the Board authorized the sale of the 18.4 acre property located at S.W. 132 Avenue and S.W. 272 Street, unincorporated Miami-Dade County, Florida, to the County. Appraisals have now been finalized for the property at S.W. 197 Avenue and S.W. 324 Street by both the District and the County, which collectively, are the basis for the present recommendation.

Property located at S.W. 197 Avenue and S.W. 324 Street

The District and County each completed appraisals for the site. Board Policy and State Statute require two appraisals for a property with an estimated value exceeding \$500,000.

The appraised amounts for the subject site are as follows:

County appraisal

Slack Johnson Magenheimer @ \$865,000

District appraisals

Integra Realty Resources @ \$728,000

Joseph J. Blake and Associates @ \$970,000

In the interest of reaching a purchase price that will be acceptable to both the School Board and Board of County Commissioners, District and County staff are recommending that the purchase price be established at the average of the County appraisal amount (\$865,000) and the higher of the two District appraisals (\$970,000). As such, it is recommended that the Board:

- authorize the sale of an approximate 18.91 acre unimproved Board-owned parcel, located at S.W. 197 Avenue and S.W. 324 Street, unincorporated Miami-Dade County, Florida ("Parcel"), to the County for preservation purposes pursuant to the County's E.E.L. Program, at a sales price of **\$917,500**; and
- adopt Resolution No. 18-063, designating the Parcel unnecessary for educational purposes, and approving its conveyance to Miami-Dade County for preservation purposes, which Resolution shall be automatically rescinded in the event negotiations for sale of the Parcel are not finalized, or any of the pre-conditions to Closing are not met; and
- authorize the Superintendent to finalize negotiations and execute a Purchase And Sale Agreement and any other document(s) required to effectuate the sale of the Parcel.

**RECOMMENDED:**

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

- 1) authorize the sale of an approximate 18.91 acre unimproved Board-owned parcel, located at S.W. 197 Avenue and S.W. 324 Street, unincorporated Miami-Dade County, Florida ("Parcel"), to Miami-Dade County ("County") for preservation purposes pursuant to the County's Environmentally Endangered Lands ("E.E.L.") Program, at a sales price of \$917,500;
- 2) adopt Resolution No. 18-063, designating the Parcel unnecessary for educational purposes, and approving its conveyance to Miami-Dade County for preservation purposes, which Resolution shall be automatically rescinded in the event negotiations for sale of the Parcel are not finalized, or any of the pre-conditions to Closing are not met; and
- 3) authorize the Superintendent to finalize negotiations and execute a Purchase And Sale Agreement and any other document(s) required to effectuate the sale of the Parcel.

JGT:arc

**RESOLUTION NO. 18-063**

**A RESOLUTION OF THE SCHOOL BOARD OF MIAMI-DADE COUNTY, FLORIDA ("BOARD"), DETERMINING THAT CERTAIN BOARD-OWNED LAND IS UNNECESSARY FOR EDUCATIONAL PURPOSES; PROVIDING FOR AUTHORITY TO CONVEY; AND ESTABLISHING EFFECTIVE DATE**

**WHEREAS**, the Board owns and has under its jurisdiction certain land located at S.W. 197 Avenue and S.W. 324 Street, unincorporated Miami-Dade County, consisting of approximately 18.91 acres (the "Site"), that is capable of being utilized in the best interest of the people of Miami-Dade County (the "County"); and

**WHEREAS**, after due consideration and consultation, the Board has determined that the Site described in Exhibit 1 attached hereto, is unnecessary for educational purposes, and is suitable for preservation pursuant to the County's Environmentally Endangered Lands ("E.E.L.") Program; and

**WHEREAS**, at its meeting of November 20, 2018, the Board approved agenda item F-\_\_\_ (Board Action # \_\_\_\_\_), to sell the Site to the County at a sales price of \$917,500; and

**WHEREAS**, in the event negotiations for the sale of this property are unsuccessful, or should any of the pre-conditions to Closing not be met, the designation of the Site as being unnecessary for educational purposes shall be automatically rescinded.

**NOW, THEREFORE, BE IT RESOLVED BY THE SCHOOL BOARD OF MIAMI-DADE COUNTY, FLORIDA, THAT:**

SECTION 1. The above recitals are true and ratified and adopted by this reference.

SECTION 2. The School Board of Miami-Dade County, Florida, hereby designates the Site described in Exhibit 1 attached hereto as unnecessary for educational purposes, and conveyance thereof to the County to be deemed in the best interest of the public.

SECTION 3. The Superintendent and/or the Chair are hereby authorized to execute all documents which may be required in order to effectuate the conveyance of the subject School Board-owned property to the County.

SECTION 4. In the event negotiations for the sale of this property are unsuccessful, or should any of the pre-conditions to Closing not be met, the

designation of the Site as unnecessary for educational purposes shall be automatically rescinded.

SECTION 5. This Resolution shall take effect immediately upon its passage.

ADOPTED this 20<sup>th</sup> day of November, A.D., 2018.

THE SCHOOL BOARD OF MIAMI-DADE COUNTY, FLORIDA

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Perla Tabares Hantman, Chair

ATTEST:

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Alberto M. Carvalho, Secretary

Exhibit 1  
to Resolution No. 18-063

**Description of The Site:**

**Location:** S.W. 197 Avenue and S.W. 324 Street, Unincorporated  
Miami-Dade County, Florida

**Folio:** 30-7815-000-0370

**Legal description:** Legal description as per Exhibit "1-A" attached hereto.  
Subject to: All conditions, restrictions, easements, zoning  
and other limitations of record, if any.



## Exhibit "1 - A"

### LEGAL DESCRIPTION OF PARCEL:

ALL OF THOSE LANDS CONTAINED WITHIN THE SOUTH  $\frac{1}{2}$  OF THE NORTHEAST  $\frac{1}{4}$  OF THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 15, TOWNSHIP 57 SOUTH, RANGE 38 EAST, LESS THE EAST 35 FEET, THE WEST 25 FEET, AND THE SOUTH 25 FEET OF SAID PARCEL OF LAND; BEING SITUATED IN MIAMI-DADE COUNTY, FLORIDA, CONTAINING APPROXIMATELY 823607 SQUARE FEET OR 18.91 ACRES OF LAND.

FOLIO: 30-7815-000-0370

